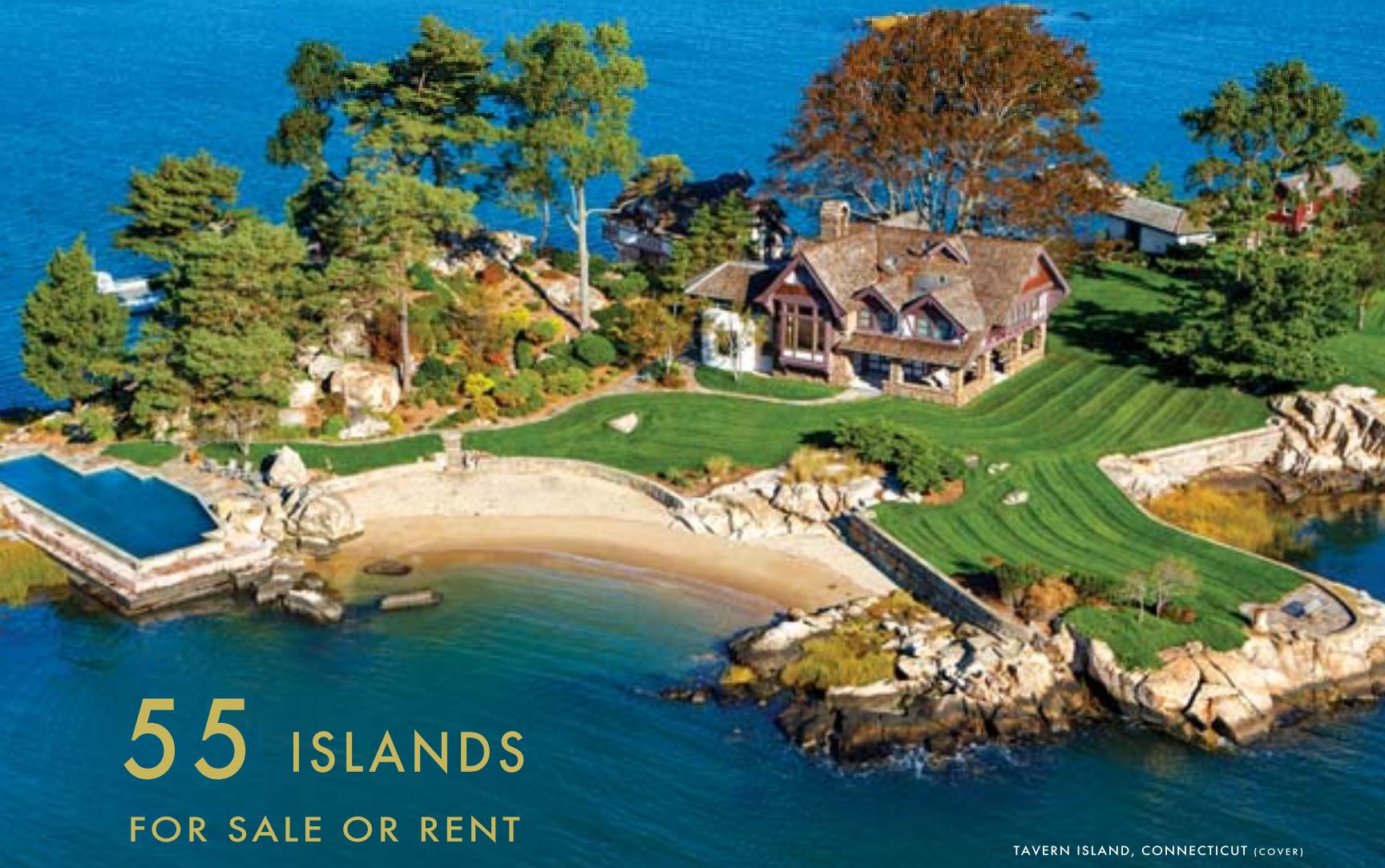


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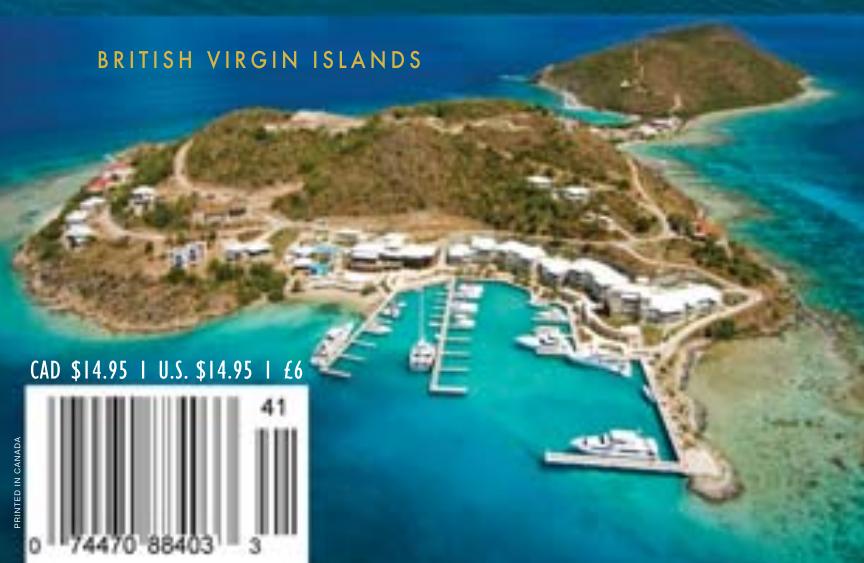
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55 ISLANDS
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TAVERN ISLAND, CONNECTICUT (COVER)

BRITISH VIRGIN ISLANDS



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20 GEORGIAN BAY GEMS

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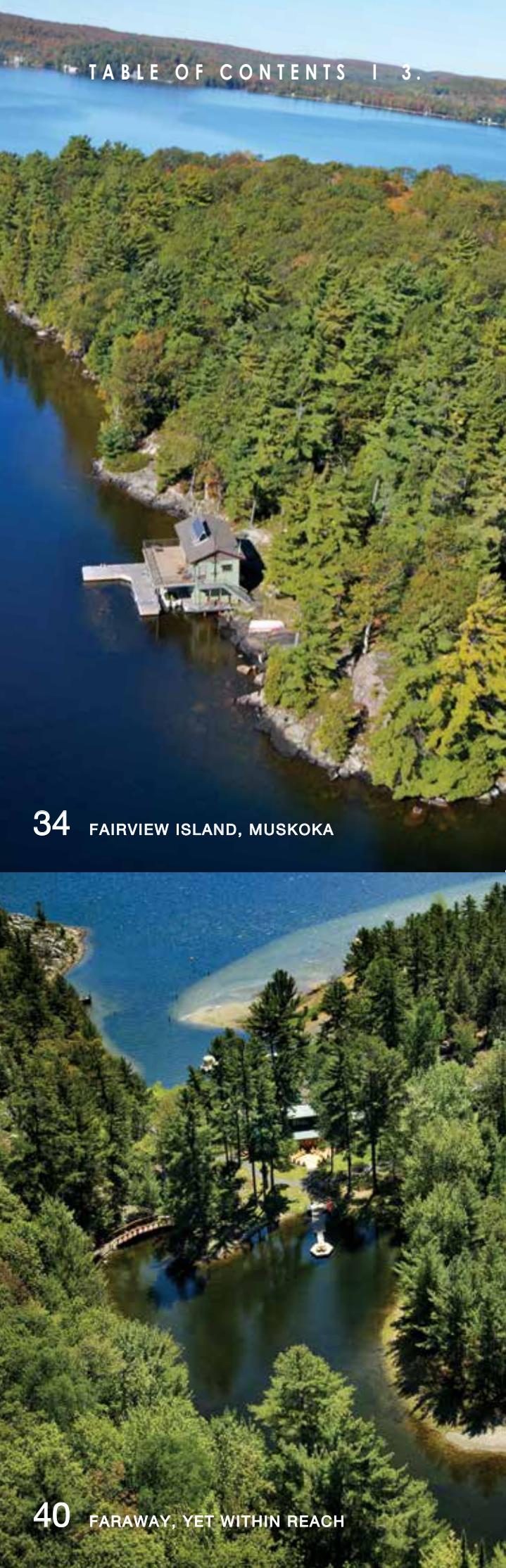
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89 ISLANDS FOR SALE CATALOG



20 COVER - TAVERN ISLAND, CONNECTICUT

PHOTO BY STEFEN TURNER.COM

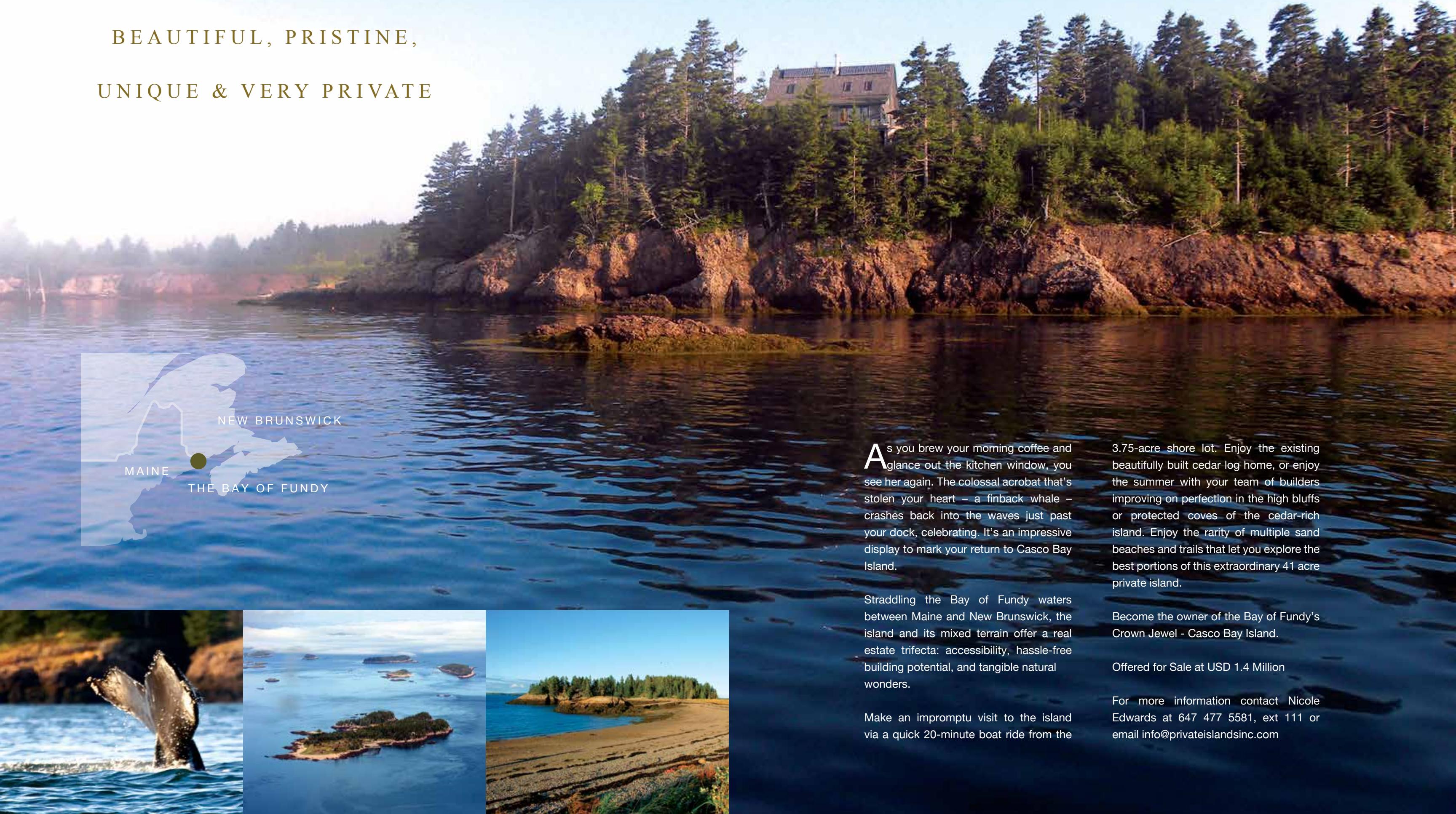
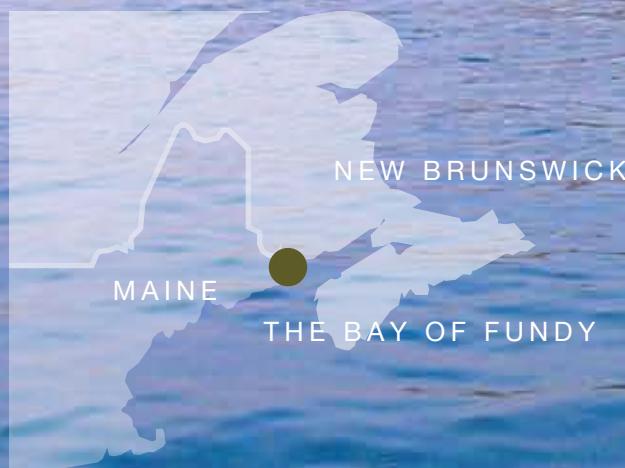


54 MOTU TETA, TAHITI



80 ROUND ISLAND LIGHTHOUSE, MICHIGAN

BEAUTIFUL, PRISTINE,
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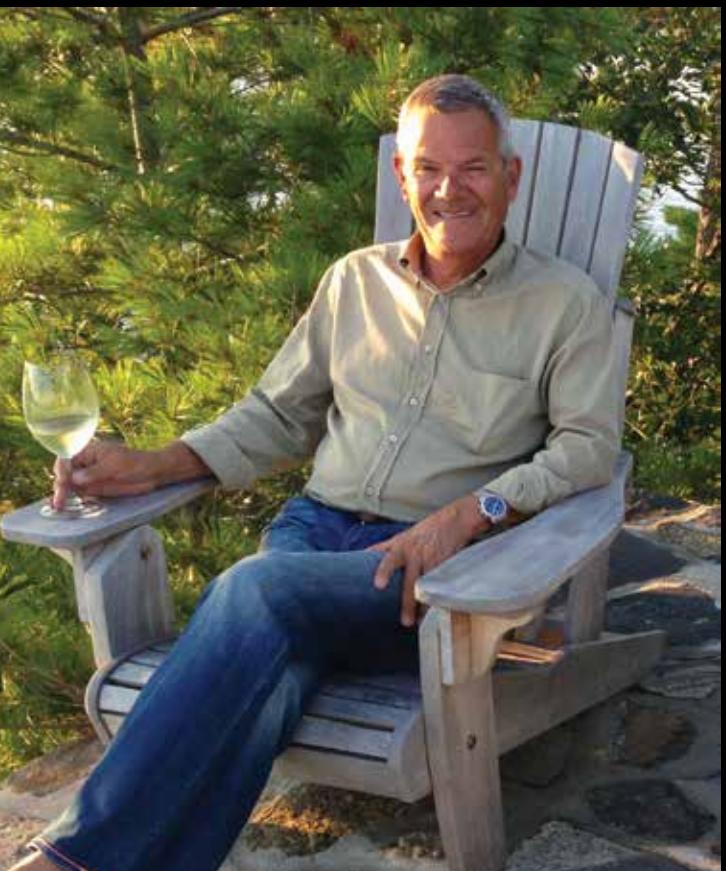
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ROBERT HAY

GUEST EDITOR

There is life. Then there is island life.

Growing up on Lake Huron, I've boated all of my life - starting as early as 7-years-old. There is something so magnificent, so energizing, about being on the water that I knew it would be an integral part of my life. I first visited Georgian Bay 35 years ago and had never seen such a picture-perfect archipelago. In 1986 we purchased McGaw Island, a 27-acre respite from the pressures of daily life, and to this day, I still wake up with wide-eyed wonderment at its natural beauty.

My passion for the water has carried me to the Bahamas, where I've boated for more than 20 years, as well as the Amalfi Coast, the Strait of Georgia in British Columbia, among others. But none is quite as magnificent as Ontario's Georgian Bay. Often referred to as "the sixth Great Lake," it is comprised of 30,000 islands and more than 1,200 miles of shoreline. It is one of the few places in the world that has changed very little, and that's a good thing! A large part of the region is preserved as the Georgian Bay Islands National Park and cottage owners are sensitive to the needs of the area.

Georgian Bay features wonders that my family and I continue to discover through the years, from Manitoulin and Killarney in the north, to the Western Islands and beyond, the impressive Canadian Shield is the perfect backdrop for day trips, water sports, fishing, and outdoor adventures.

For the prospective island buyer, I encourage you to consider the water an asset, not a concern. Most cottage owners love the opportunity to travel by boat and there is a well established infrastructure that enables new owners to receive needed building materials and other deliverables for construction or renovation.

At the end of the day - when the sun begins to set on what I believe to be one of the most glorious places on earth, there is nothing more satisfying than the gathering of family & friends for a glass of wine and fresh prepared food. It is these moments I relish most, and I'm sure you will too, regardless of where your island may be.

Sincerely,

Robert Hay

A PRIVATE ISLAND OF YOUR OWN

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PRIVATE ISLANDS

PUBLISHER'S LETTER

As the CEO of Private Islands Inc., I invite you to take an excursion through the Spring/Summer 2014 edition of Private Islands Magazine and imagine how finding the perfect getaway could truly change your life. These pages contain some of the most stunning private island resorts and real estate in the most sought-after locations in the world.

Our guest editor, Canadian real estate developer Robert Hay, is a particularly good fit for our 11th issue, given his deep ties to life on the water. He grew up on Lake Huron, and owns McGaw Island in Georgian Bay, Ontario. He is not only passionate about island living, but also the natural beauty of Georgian Bay – a region featuring prominently in this edition.

If Hay's name sounds familiar, it might be because he and his daughter, Laura, appeared with me in a recent episode of HGTV's "Island Hunters" series. As one of the producers on this successful cable show, I've been able to expand awareness of the private island real estate market and provide an exciting new showcase for our clients. Over the course of 18 globetrotting episodes, we have explored private islands for sale or rent in the Bahamas, the Florida Keys, Belize, Georgian Bay, Fiji, Maine, North Carolina, Panama, Georgia, upstate New York, Australia, and the Philippines – and there are more episodes to come!

The British Virgin Islands are also noteworthy right now for their investment opportunities. Turn to page 12 for a tour of Ginger Island: As one of the last undeveloped privately held islands in the BVI, it has the potential to become a stunning private estate or an exclusive resort.

And for those of you who own an undeveloped island or are considering construction of an island dream home, but can't wait to spend time enjoying your property, we have the solution on page 44. With the aid of The Bunkie Co., you can have modern accommodations on the waterfront within a few days.

What's next for Private Islands? I have my eyes on China, where we are the official private island sponsor of the Luxury Property Showcase and are opening a new office with top-notch representation. Look for more details of our forays into the booming Asian market in an upcoming issue. Exploring new horizons is essential, so that I'm always able to bring the best island offerings to you.

Thank you for sharing in my journey.

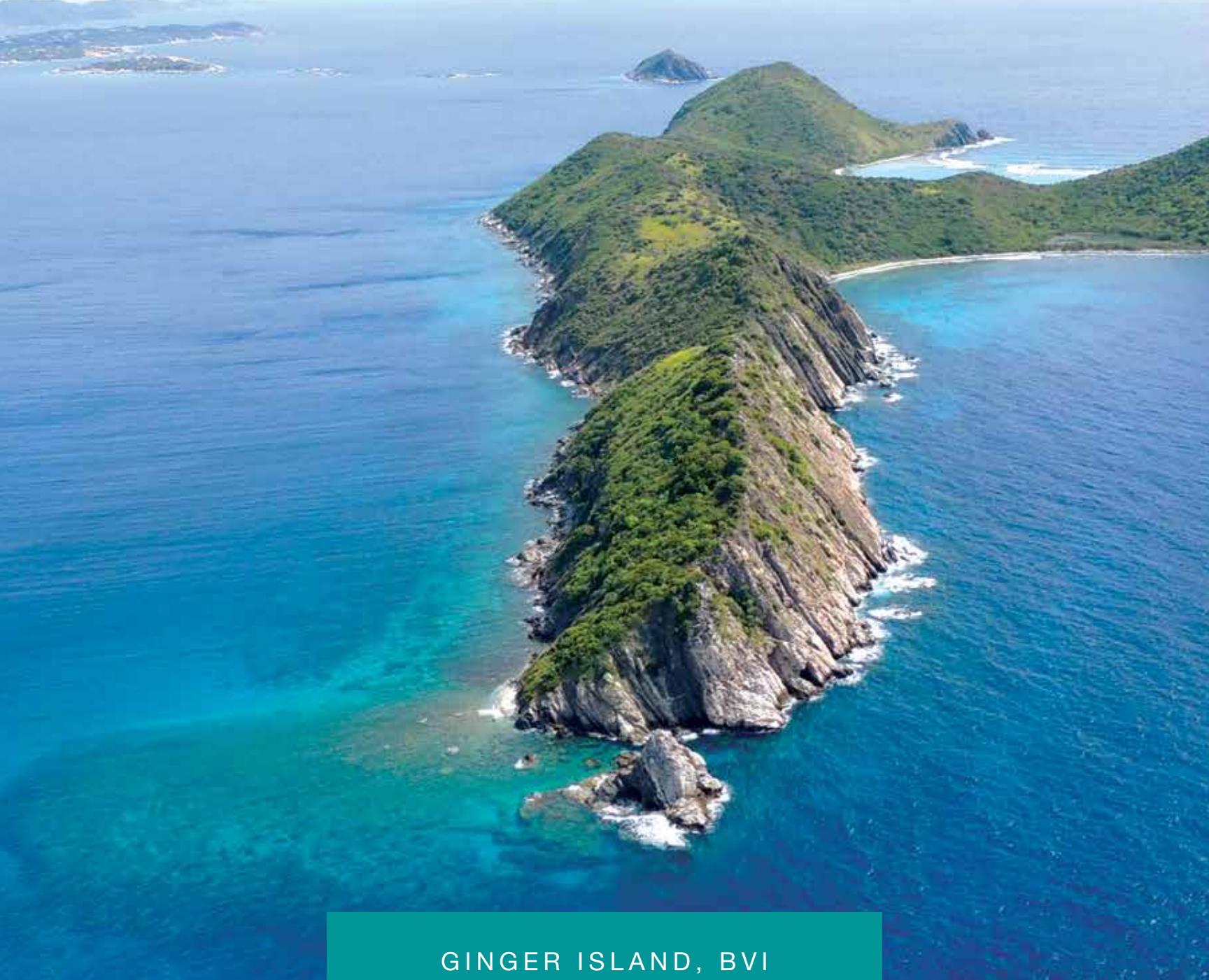
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Publisher, Private Islands Magazine
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GINGER ISLAND, BVI

A DEVELOPER'S DREAM COME TRUE

By C.L. Frey

Gaze across the turquoise water of Sir Francis Drake Channel south of Tortola and you'll spy one of the last undeveloped privately held islands in the British Virgin Islands. It rises dreamily from the sea, 250 acres of green hills and steep, rocky cliffs. This is Ginger Island, a rare opportunity to create a new escape from the world that is only a short distance from the area's airport and ferry connections.

Located between Virgin Gorda and Cooper Island, its hilltops provide extraordinary panoramic views of the Caribbean Sea and some 15 other islands in the BVI. Large loblolly, tamarind, and cedar trees

cover the low-lying valleys of Ginger Island; the bay side is skirted in both red and white mangroves and shrubby chaparral. While there are sheer outcrops on the island's outskirts, the developable interior averages 200-300 feet in elevation with gradual hills that could easily accommodate a private estate or small boutique resort. A beacon sends light from the island's far eastern hilltop, marking the deep-water passage for larger vessels.

Ginger Island's standout feature is the pair of bays – The Sound Bay and Wedgeo Bay – which together form a heart on its south side and are lined by an unspoiled beach. Between the bays sits John



James Point, a 600-foot-long peninsula that rises about 75 feet above the sea and could serve as the perfect promontory for an estate home or restaurant; the central location, engulfed by water and low hills, ensures the utmost privacy. The only current occupants of this 'sanctuary within a sanctuary' are sea birds – such as egrets, herons, pelicans, sandpipers, frigates, and roseate terns – and the amazing array of marine life that colors the underwater world just offshore.

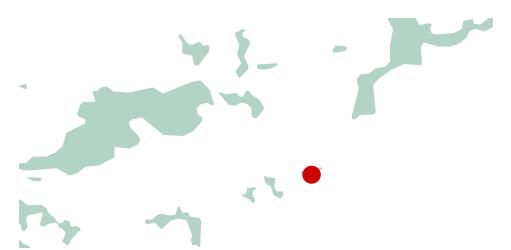
The reef formation around Ginger's heart-shaped bay prevents all but the most experienced sailors from entering, thus guaranteeing seclusion for any new development. But the incredibly healthy coral reefs set the stage for a world-class dive resort operation.

Ginger Island boasts numerous scuba sites, on all sides. Alice in Wonderland, one of BVI's most acclaimed dives, is off the south shore and filled with mushroom-shaped coral heads that provide shelter for moray eels and lobsters. Farther east is Ginger



Steps, tucked into the calm waters of South Bay, where reef fish make their homes among the star and brain coral heads. On the north side is Alice's Backside/Ginger Patches where the ledges in the reef conceal octopus and stingrays hang out in the sand. Carvel Rock, an advanced dive site that faces the open ocean, attracts schooling southern sennets, reef sharks, and barracuda. There are also ample areas around the island for snorkelers to enjoy the aquatic scenery.

Right now, Ginger Island is a blank slate. It could eventually house a private luxury resort to rival those found on Peter, Necker, or Guana islands in the BVI, or it could provide the perfect palette for a private estate. National park staff are willing to work alongside any developer to help preserve the island throughout the building process. Global flight connections are just over 100 miles away in San Juan, Puerto Rico, and it's only a short ferry ride across the Francis Drake Channel to pick up an island hopper at Terrance B. Lettsome International Airport on Beef Island, Tortola. With this kind of untapped potential, the only limit on Ginger Island's development is the owner's imagination. So, what does your version of paradise look like?



GINGER ISLAND
BVI Caribbean
258 acres

PRICE UPON REQUEST

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Office: 284 494 5700



SCRUB ISLAND, BVI

THE LATEST IN BVI LUXURY OWNERSHIP

By LoAnn Halden

From the earliest days of its history, Scrub Island has provided sanctuary to world travelers. Christopher Columbus was the first European to see the 230-acre island when he landed in what would become the British Virgin Islands in 1493. The island – actually a duo comprised of Big Scrub and Little Scrub – received its name because the shallow surrounding waters provided an ideal place for mariners to scrub the bottom of their boats.

Today, yachts up to 150 feet in length take haven in the full-service 65-slip marina in the pass between Scrub Island and Great Camanoe, a location protected from BVI's prevailing easterly winds

and northern swells. The marina accompanies the first new luxury resort built in BVI in more than 15 years: Scrub Island Resort, Spa & Marina, part of Marriott's exclusive Autograph Collection.

This is the setting for a rare real estate opportunity in BVI, world-acclaimed for its sailing and fishing. You can now own a fully furnished villa or suite on Scrub Island with access to all of its amenities. In addition to the deep-water marina with fuel, metered electricity, and a gourmet provisioning shop, the island has a world-class spa, three restaurants, white-sand beaches, a fitness center, and dive shop.

Purchase one of the island's stunning residences – which meld traditional Caribbean colors and fixtures with contemporary design – and you'll hold sole ownership with the option to have the property maintained and rented by the island's professional management team. Rental program participants will receive a share of revenues while retaining the right to stay in their unit anytime. Scrub Island property owners also receive special marina rates and first priority on slip availability.

Accommodations range from two-bedroom marina suites to five-bedroom villas, all with natural stone flooring, teak furnishings,

and breathtaking views. The suites, with an ample 2,086 square feet of air-conditioned space, overlook the marina and the isles of Marina Cay, Great Camanoe, and Tortola. Private two-bedroom Ocean View Villas and Long View Residences with three-to-five bedrooms are set into Scrub Island's hills, with views across the Atlantic Ocean, Caribbean Sea, and Great Camanoe. At 3,100 to 7,200 square feet, these exceptional homes are ideal for hosting extended family or entertaining; master suites are set apart in multi-level interconnected segments while the main level features a spacious kitchen with eat-in bar, separate dining room, and living room that opens onto an infinity pool.

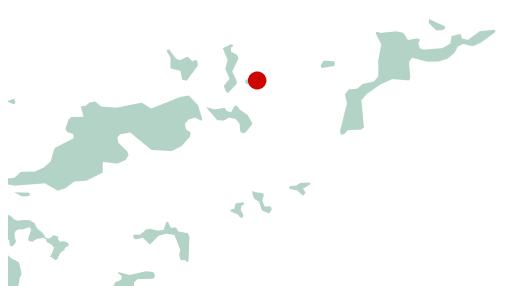


When you feel like venturing from your idyllic hideaway, mountaintop Ixora Spa offers full body massages, hydrotherapy beauty treatments, and yoga classes – and the treatment rooms overlook the glistening sea. Caribbean flavors star at Scrub Island Resort restaurants, from casually elegant Caravela to poolside Tierra! Tierra! to the intimate North Beach bar and grill, One Shoe.

Reservation-only North Beach is 1,000 feet of white sand brushing against azure water with 10 chaise lounge pairings tucked subtly into the landscape. Smaller Pavilion Beach sits directly below Tierra! Tierra and the resort's four-tiered pool, and is an excellent snorkeling spot. Aptly named Honeymoon Beach also requires reservations and is accessible only by boat for ultimate privacy. It's less than 30 minutes from Scrub Island to North Drop, a prime spot for blue marlin, and fishing charters are available on site. Daily snorkeling and scuba trips are also easily arranged via Scrub Island Dive Center.

Pricing is available upon application for this magical combination of private-island living and a high-end BVI resort. With a major international airport only 104 miles east in San Juan, Puerto Rico, Scrub Island perfectly blends seclusion and accessibility. Flights connect from San Juan to the Terence B. Lettsome International Airport on Beef Island for the five-minute ferry ride to Scrub Island.

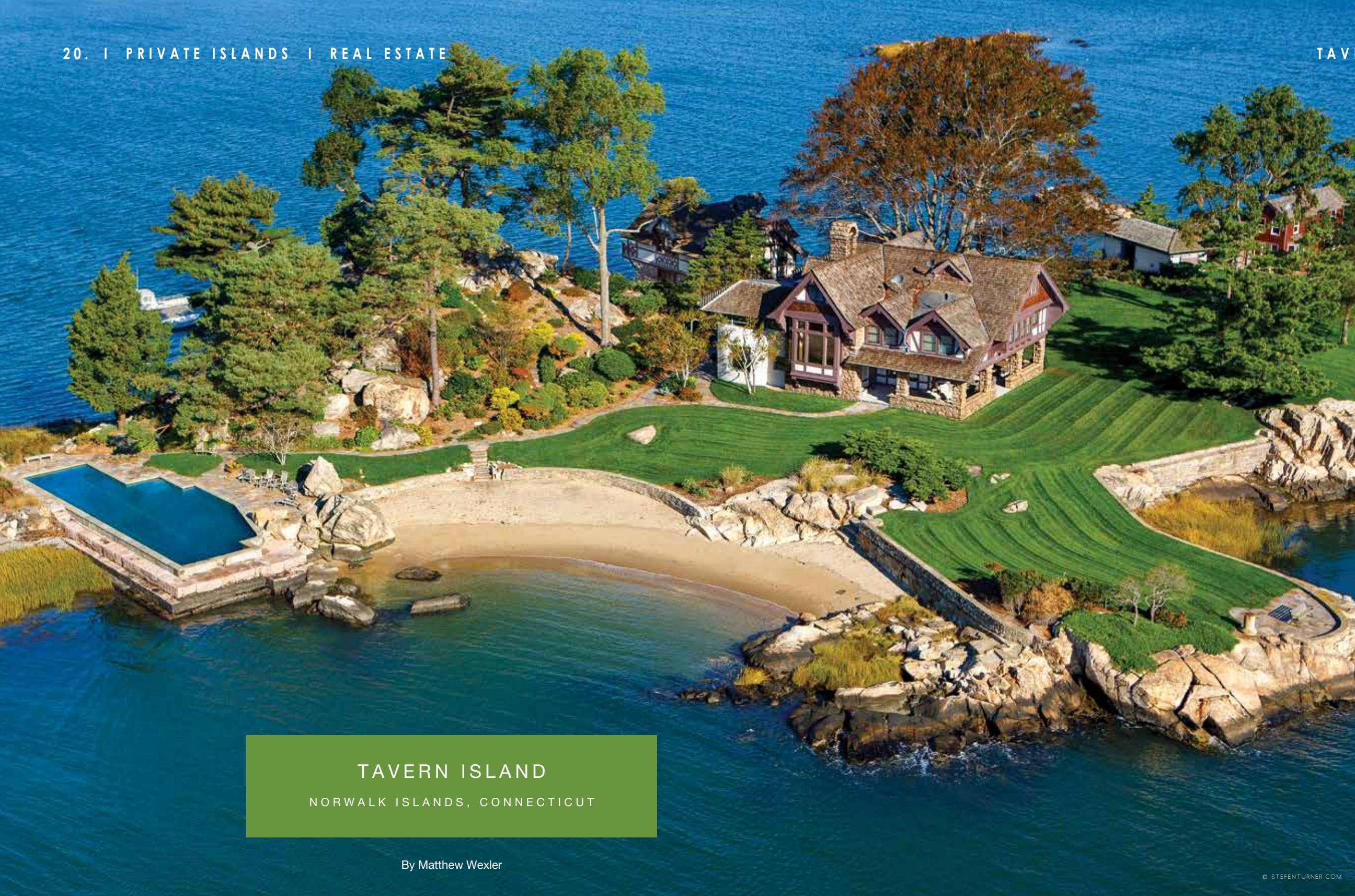
Should you have your own designs on this BVI paradise, private estate lots ranging from 1.5 to 8 acres are also available – all with equally magnificent views of the Atlantic Ocean, Caribbean Sea, and mountainous islands of the BVI.



SCRUB ISLAND
BVI Caribbean

PRICE UPON REQUEST

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Office: 284 494 5700



For those looking for a showstopper, Tavern Island offers a private island retreat that is rich in history as well as its share of celebrity. Inhabitants of the island date back to 1651 with the arrival of European settlers. The 3 ½-acre island later weathered the British invasion of Norwalk, CT, during the Revolutionary War. In later years, its positioning served as a key point for harbor pilots to guide vessels to land, and once safely arrived, they would invite captains and crew to imbibe in celebratory spirits, hence the rechristening as Tavern Island.

The Tudor style main house dates back to 1900 and features native stone and other construction materials that were brought to the property by oxcart over frozen waters. Totaling more than 6,100 square feet, the stunning home, surrounding grounds and island infrastructure have been meticulously maintained by its current owners. The main floor features coffered ceilings in the living room, stone fire place and an updated kitchen with top-of-the-line appliances. The second floor showcases luxurious sleeping quarters: two bedrooms with en-suites and a master bedroom with

a large dressing area and two offices, exercise room, changing rooms and steam room—all with direct outdoor access so family and friends can enjoy the pool and beach without tracking sand or dirt through the main house. The third floor showcases an additional three bedrooms and bathroom.

Over the years, the spacious home has hosted luminaries of stage and screen, many of which visited by invitation from theatrical impresario Billy Rose. Throughout the 1920s and 30s, Rose wrote



lyrics for songs that have become ingrained in the American Songbook, including "Me and My Shadow" and "It's Only a Paper Moon." Rose's parties attracted Hollywood and New York elite in the 1950s and 60s, including the likes of Marilyn Monroe and Maureen O'Sullivan.

But Tavern Island's colorful past boasts more than free-flowing champagne and visits from high society. Writer Lillian Hellman is rumored to have rented the caretaker's cottage, which originally

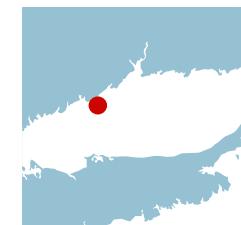


served as lodging for the harbor pilot. The two bedroom, two-bathroom cottage imbues creativity, for it is at this locale that Hellman is said to have completed *The Little Foxes* in the late 1930s. For years, Tavern Island was also home to the Falconer family, where author, illustrator and set designer Ian Falconer grew up, traveling by boat to school. One can imagine how his adventurous island childhood may have impacted the creation of his famed illustrated character Olivia, from the children's book series.

The current owners of Tavern Island have resided year-round on the property for more than 30 years and have preserved the island's integrity through structural upgrades and meticulous care. Mainland city water and electricity as well as an on-site generator and 8,000 - gallon fuel oil tank service the island. In addition to the main house and caretaker's cottage, the island's new owners will also discover a boathouse and teahouse on the grounds. The boathouse was rebuilt in the 1990s and features a workshop with workbench and saws, while the upstairs includes a bedroom and bathroom as well as game room with a ping-pong table for the occasional rainy day activity.

With eastern views of the Norwalk Islands of the National Wildlife Refuge and only an hour from midtown Manhattan, Tavern Island at its best is for the adventurer who still wants to maintain easy access to everyday conveniences. Island life can include windsurfing, kayaking, waterskiing or a dip in the Olympic-length pool that overlooks one of four private beaches. On the mainland, a half-acre property is deeded that includes a large dock for year round access, a small garage/cottage, two enclosed heated launches and parking for over a dozen vehicles.

Tavern Island awaits its next great chapter. And if history is any indication, it will be one worthy of a standing ovation.

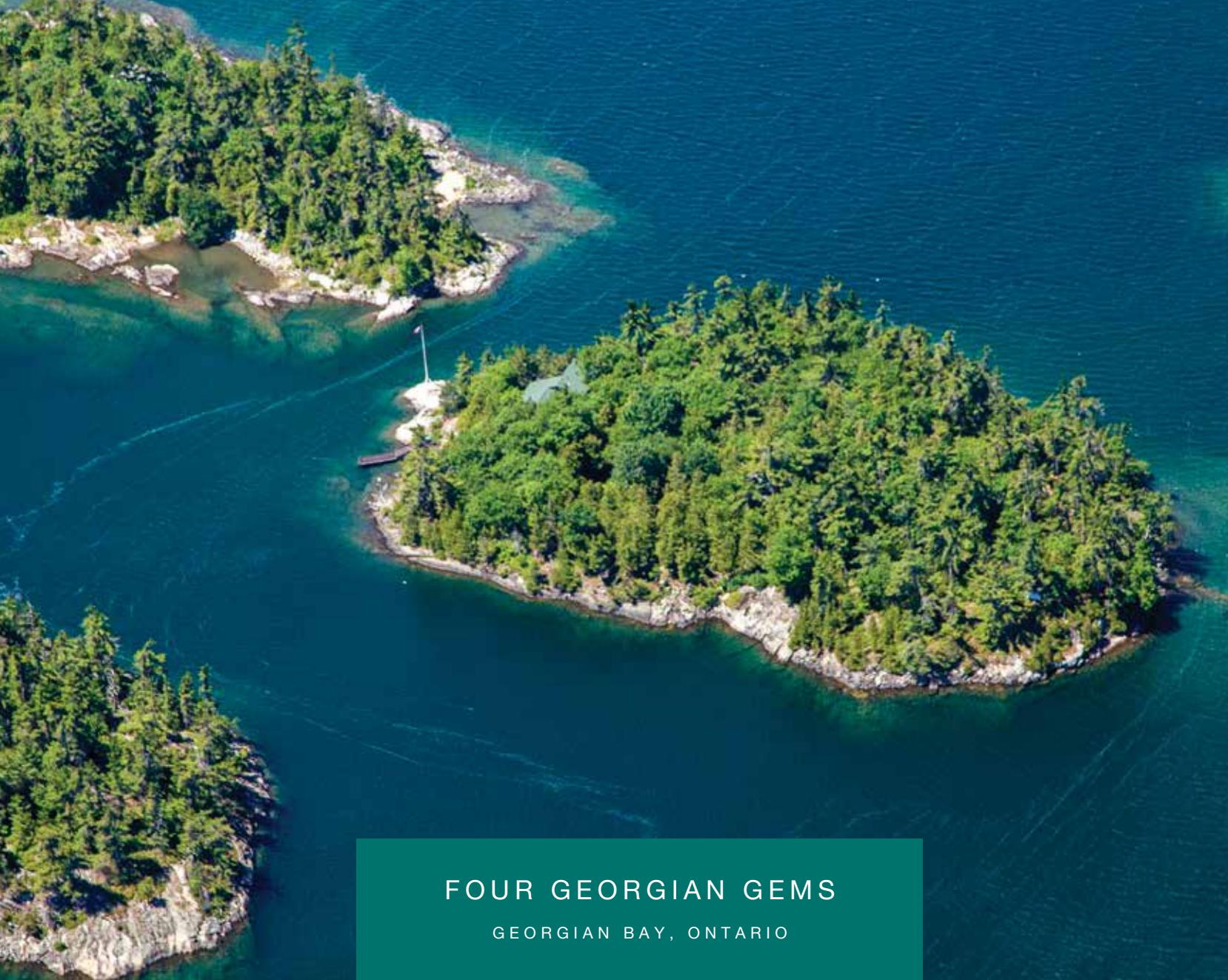


TAVERN ISLAND
Connecticut, USA
3.5 acres

USD 10,950,000

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FOUR GEORGIAN GEMS

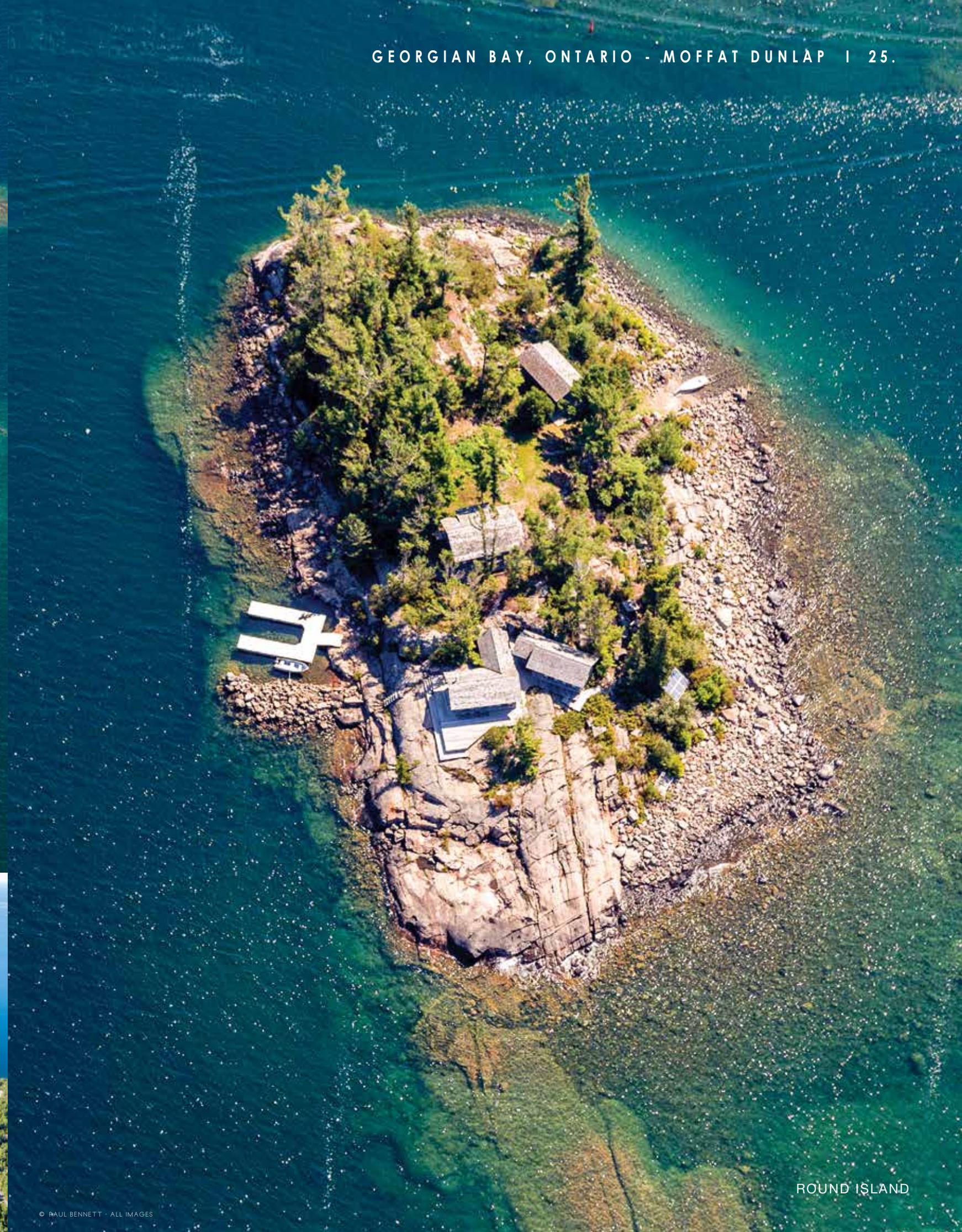
GEORGIAN BAY, ONTARIO

By Dan Allen

BEULAH ISLAND

Canada's Georgian Bay may really be the eastern portion of Lake Huron, but it's so large and majestic that it's often called the sixth Great Lake. Encompassing more than 1,200 miles of shoreline and some 30,000 islands, this vast area northwest of Toronto has become a cherished setting for private retreats. It's full of incredible woodland scenery and loaded with options for outdoor adventure.

These four properties cover a variety of Georgian Bay locales and can accommodate varying numbers of inhabitants, but they share several terrific traits: All offer utter privacy, magnificent views, and lovely pre-built homes in turnkey condition.



ROUND ISLAND



BIGWOOD ISLAND - ALL IMAGES



Harkening back to a time when the Byng Inlet area was the center of Canada's lumber industry, Bigwood Island is a 36-acre beauty with breathtaking western views of Georgian Bay, and comes complete with five cottages and ample room for 20 people.

Bigwood's five-bedroom, 2,500-square-foot Main Lodge dates from 1905. Originally built as a summer retreat for managers of the country's biggest lumber camp in nearby Britt, it's now been meticulously restored to its original glory, with the addition of modern conveniences. The island's charming 950-square-foot Log Cabin had its origins in Eastern Ontario before being dismantled and rebuilt here at Bigwood. The Indian Cabin sports a bedroom with sitting area and spectacular views of the harbor. The one-bedroom Point Cabin is located at the island's highest elevation on its eastern shore, affording views of Britt Lighthouse in the distance. Rounding things out, the three-bedroom Play Cabin features a screened porch and can comfortably sleep six to eight.

Covered in white pine forests and smoothly sloping granite – and even featuring a large stone barbecue and picnic tables on its southern tip – Bigwood Island is located about one hour from Toronto by float plane or about three hours by car. Britt Marina lies just 10 minutes away by water.

BIGWOOD ISLAND
Georgian Bay, Ontario
36 acres

CAD 6,200,000

INQUIRIES

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Brokerage
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george.webster@moffatdunlap.com
www.moffatdunlap.com

Wonderfully accessible by both sea and land, three-acre Pleasant Point is located just minutes from Killbear Marina by boat, and within quick and easy reach of Highway 400.

Pleasant Point's crown jewel is its custom-built cove-side cottage, constructed in 2007 by premier builders Rose Point Contracting. The home's subtle and sophisticated color palette of warm browns and dove gray draws from the natural surroundings. The 820-square-foot pine-paneled great room features antique ash floors, a high vaulted ceiling, and a long east-facing window wall, affording glorious bay views and flooding the space with light. The large oak and granite gourmet kitchen offers two separate prep areas and generous storage, further augmented by a walk-in butler's pantry. The master suite features its own spa-style bath, with in-floor heating and a large soaker tub. Three more en-suite bedrooms and a den are set in the separate guest wing. The home's 225-square-foot screened porch has 11-foot ceilings and boasts its own dry-stack wood fireplace, making it the perfect spot to comfortably enjoy the great outdoors year-round.

Outside, the cottage sports a timelessly stylish Arts and Crafts design. The landscaping features perennial gardens and a natural rock border, tastefully lit for nighttime enjoyment. The property allows deep-water docking, and the dock system is joined to the shoreline by a detachable bridge.

PLEASANT POINT
Georgian Bay, Ontario
3.03 acres

CAD 2,250,000

INQUIRIES

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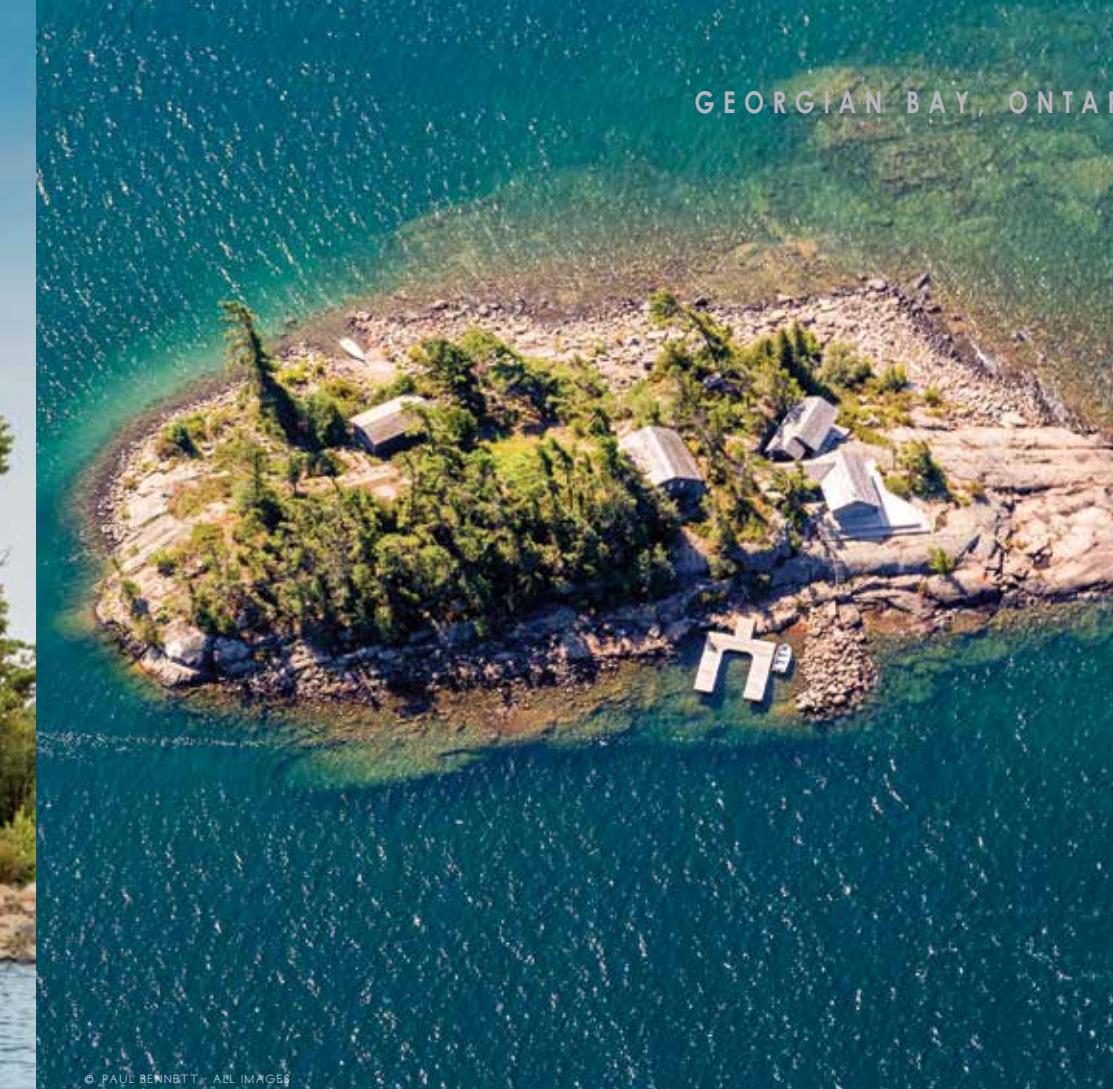


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ROUND ISLAND - ALL IMAGES



Set at the heart of the gorgeous Sans Souci area, Round Island features three cottages on 1.5 acres, all built by an esteemed local builder and offering stunning views of Black Rock and the Western Islands.

Compact and simple in design, Round Island's homes include the 830-square-foot Main Cottage, with a galley kitchen, dining and living area with wood stove and west-facing wall of windows, plus a covered breezeway off of the kitchen leading to a laundry/utility room; the adjacent Master Cabin, with the same western views and its own three-piece bath; and the two-bedroom Guest Cabin, situated on a rock promontory and boasting unobstructed views. A large deck built into the rock links the Main Cottage and Master Cabin, creating a fantastic spot for sunset viewing.

Round Island is solar powered, and there's also a back-up gas generator. A blasted harbor has been created on the island's north side with a three-slip docking system. A dry-dock boathouse and secondary docking are located on the south side. San Souci's tennis club is just minutes away by water, and the local marina easily links the island to the full service harbors of Parry Sound.

ROUND ISLAND
Georgian Bay, Ontario
1.5 acres

PRICE UPON REQUEST

INQUIRIES
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Centrally located in the San Souci cottage community, beautiful Beulah Island covers 2.5 acres and features extraordinary western views.

Beulah's lovely multi-leveled 1,100-square-foot Main Cottage features two bedrooms, an open living room with 24-pane picture window, a large kitchen, and a dining room with walkout deck. The 224-square-foot bunkie has a large bedroom with a sliding glass door that opens onto its own small covered deck.

The island has a long history of stewardship and planning guidelines that would allow for expansion of the existing square footage.

A nice variety of deciduous and hardwood trees cover Beulah Island, including maple, oak, birch and black cherry. A dry-dock boathouse connects it by sea to Parry Sound's many full-service harbors.

BEULAH ISLAND
Georgian Bay, Ontario
2.5 acres

PRICE UPON REQUEST



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BEULAH ISLAND - ALL IMAGES

© PAUL BENNETT - ALL IMAGES





FAIRVIEW ISLAND

WATERFRONT WOODS IN MUSKOKA, ONTARIO

By Matthew Wexler

Chart your own adventure from Fairview Island, located in Muskoka, Ontario on the Lake of Bays. Only two hours north of Toronto, the region offers an array of activities, including the Bigwin Island Golf Club and the Lake of Bays Sailing Club – each only five minutes away from Fairview Island by boat. But the 20-acre island is its own paradise, beckoning visitors to create their own memories amid its private beach, lush forests, and gentle landscape.

Heralded as “one of the most desirable places in the world” by National Geographic, Muskoka was named after the First Nations Chief Yellowhead, also known as Mesqua Ukie, and is heralded for its abundant wildlife, flora and fauna, and lake activities. Rich in history, Fairview Island was purchased from the Crown in 1911 by William Edgar Bastedo and owned by his family until 1938. The island then served as a summer camp until Dr. Walton Langford and his

wife Helen purchased the property in 1972. The couple and their five children have had their own adventures since then and are now ready for a new generation of island explorers to make their mark.

Spend an early morning or late afternoon sunset traversing the triangle-shaped island’s footpaths, which are dotted with an array of conifer and hardwood trees: mature red oaks towering more than 100 feet high, white pines, white birch, and Eastern hemlocks – the oldest dating back more than 400 years and nicknamed “Old Grump.” Set your gaze at ground level and you’ll discover wild iris

and orchids, more than 40 varieties of fungi, natural moss gardens, and nature’s perfect snack: wild blueberries. The Langford family has supported a managed forest plan for nearly a decade, which has organically preserved the island’s natural beauty and ecosystems.

The north side of the island offers two unique vistas: Dragonfly Point is the perfect destination to watch the clouds roll by, while Chapel Point offers clear viewing of Big Bay and the chance to catch the newly restored Bigwin Ferry coasting by. The newly restored 19th-century steamboat was raised from the bottom of the lake and pays



homage to bygone days. In its heyday, the vessel transported illustrious guests such as Clark Gable, Greta Garbo, and Winston Churchill.

For a different kind of lakefront experience, guests should head farther along the north shore to Bass Bay, an idyllic location for catching bass and trout. Fairview Island retains a mile of undeveloped shoreline – the highest density of natural shoreline in all of the big Muskoka Lakes. Clams, crayfish, and frogs abound, as well as newly hatched minnows. Island explorers will discover a bounty of wildlife, from flying squirrels to finches and chickadees. Most notable is the island's unofficial mascot, "Lucky" the loon, who returns to the island each summer. Fear not: the current owners have yet to see a bear in their 42-year occupancy.

Fairview Island's rustic setting includes a 1,600-square-foot, three-bedroom boathouse and five additional cabins each with distinctive character and views. The island also boasts six camp buildings, including a main dining hall, kitchen, and staff quarters. The possibilities are endless for redevelopment, and the island is within easy reach of the mainland, where there is a private access point on the lake's south shore. It has a 70-foot waterfront lot with dock, boatlift, parking, and an additional back lot that can accommodate another 10 vehicles.

Beyond Fairview Island, Muskoka offers a breadth of year-round activities that embrace the natural elements and also draw from the local community. Take a class at The Yoga Element, enjoy a visit to the Lake of Bays Brewing Company, or find a new piece of artwork at the annual Baysville Walkabout Festival, featuring more than 120 local artists and craftspeople. And for a final indulgence, boat directly to Dorset for Northern D'Lites' famous frozen yogurt and butter tarts.

From a private getaway for family and friends to a fully realized retreat center, Fairview Island beckons a visionary ready to embrace its charm and character. It is a story with many chapters still unwritten that is full of possibilities.

Visit: www.fairviewislandmuskoka.com



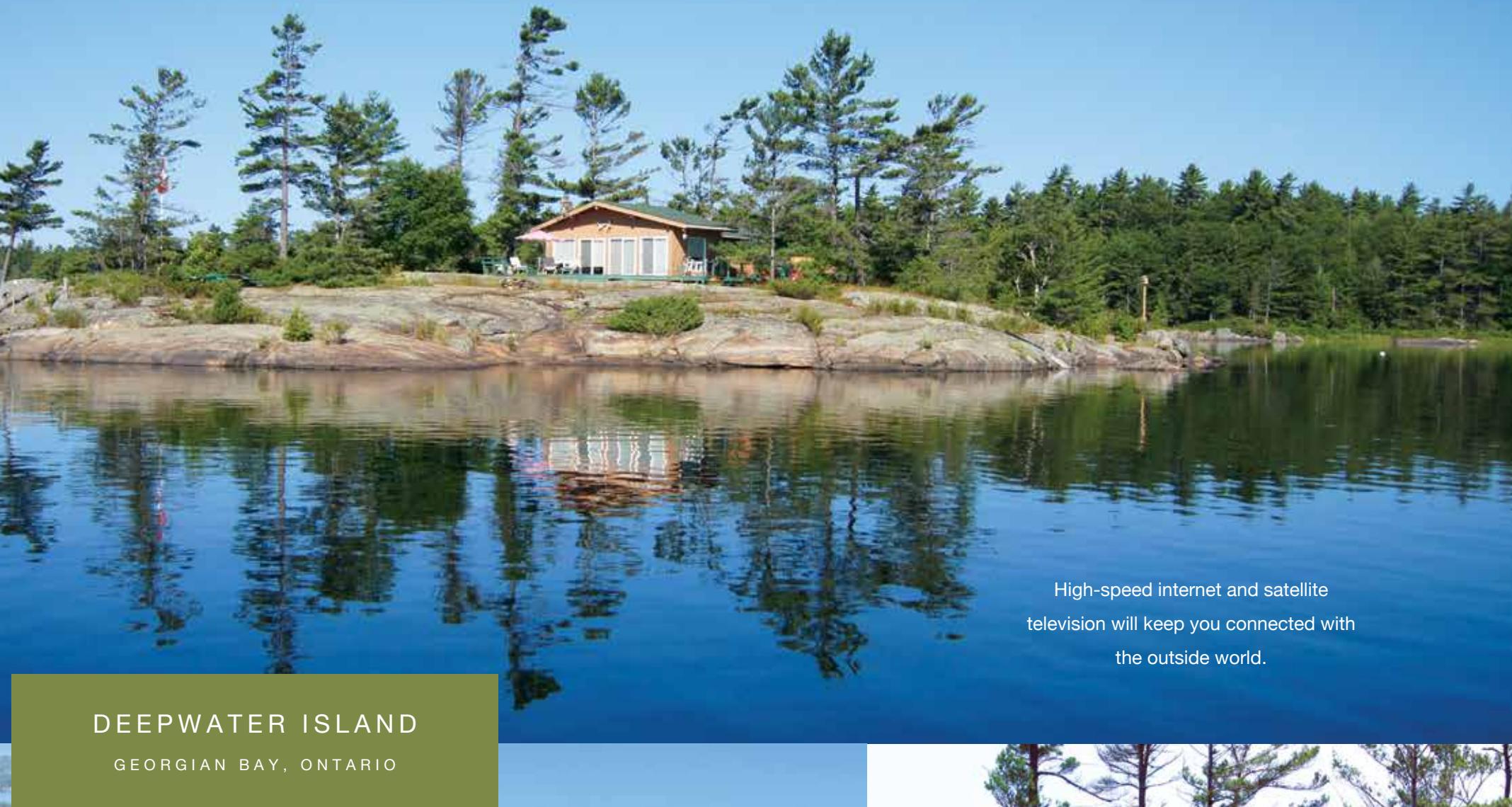
FAIRVIEW ISLAND

Muskoka, Ontario
20 acres

CAD 5,688,000

INQUIRIES

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www.fairviewislandmuskoka.com



This summer, swap your typical cottage rental for the luxury of renting an island. Completely private island rentals are a whole new way to experience Sans Souci, Georgian Bay. For a short week or the whole season, envision yourself making memories on the speckled granite face of Deepwater Island. It is the ultimate home away from home with all the modern luxuries of a city-dweller's abode on three-fourths acre of personal paradise.

Located in a protected bay, Deepwater Island enjoys privacy and serenity that is usually only experienced much farther north. But the easily accessed island is only a two-hour drive from Toronto or a short flight from major cities in Canada and the United States. Once you've touched down in Sans Souci, head to the marina where your rental fee already includes water-taxi service for you and up to five other guests sharing your hideaway.

After a 15-minute ride from the marina, you'll have your first glimpse of Deepwater Island's charming quarters. Inside you'll find a modern kitchen alongside the dining room with cathedral ceilings, creating the perfect pair for intimate dinner parties. A granite fireplace elegantly illuminates the 360-degree view of the surrounding waters from the elevated vantage point of the cottage. High-speed internet and satellite television will keep you connected with the outside world.

In the waters at the rocky shore, kayaks and canoes are at the sole disposal of the explorers in your crew. Paddle over to a nearby island and restock on groceries and wine – it's all right there. For the laid-back members of the bunch, two large wooden decks offer the makings of an outdoor lounge. While you're there, fire up the BBQ and grill some seasonal delights – perhaps something you caught that day!

Until July 2014, Deepwater Island will be undergoing major improvements: expect a two-person bunkie, a hot tub, and other surprises. The three-bedroom retreat is \$2,500/week for the whole island. This summer, rediscover Georgian Bay.

For rental information, please contact Nicole Edwards at 647 477 5581, ext 111 or email info@privateislandsinc.com



FARAWAY, YET WITHIN REACH

By Barbara E. Lester

Although you will definitely be away from the madding crowds of your metropolis, Faraway, located near the treasured wilderness of Killarney Provincial Park on Ontario's gorgeous Georgian Bay, will fill you with the spirited joy of its jam-packed natural beauty. Within its 50 acres of accessible nature trails and pink and white granite ridges is a four-season paradise filled with all of the outdoor adventures you could possibly desire.

Faraway's sandy soil gives rise to green lawns, flowerbeds and vegetable gardens, as well as a fish pond fed by gentle waterfalls.

More than 25 miles of nature trails lace through the property, leading you to clear mountain springs, picturesque lakes, and lush, wooded hideaways. Hike or mountain bike to your own private lookout 600 feet above Covered Portage Cove.

In the midst of this unspoiled landscape lies a Kelly green-accented master manse, with soaring cathedral ceilings in each wing and walls of glass that allow the outdoors to become a critical part of the indoors. An aptly named great room has two boats suspended from its Douglas fir timber ceilings, including a Herreshoff white hull boat replica. In addition to its granite wood-burning fireplace, one of four in the cozy home, the welcoming great room features a collection of authentic early 1990s Tiffany lamps, a built-in entertainment center and motorized windows.

For playtime and quiet time, the combination billiards room/library houses a full wall of shelves for 800-1,000 books and a compact bar. You can devour those books in the chairs facing the fireplace, or turn towards the view of the lake enjoyable from every room on the main floor.

The eat-in kitchen is a chef's dream, with the thoughtful addition





of built-in cookbook shelves. Accented with 1880s brass electric converted hanging lamp fixtures, the professionally loaded kitchen purposed itself for entertainment with a glass-facing breakfast room, bar and built-in ice maker, wine fridge and pass-through shelf to your guests in the billiards room.

The master bedroom suite's third floor lookout offers lake views, and the massive stone fireplace at the foot of the bed ensures warm winter nights. A cedar-lined walk-in closet and four-piece en-suite with jacuzzi tub completes the cozy scene.

The guest wing harbors two 192-square-foot bedrooms, one overlooking the lake, the other with a view of the pond. With their white pine walls, the well-appointed bedrooms have custom built dressers, surround-sound music systems, and three-piece bathrooms with built-in heaters and gold-plated sinks.

Just some of the house's rich amenities include a laundry room, outdoor shower, cedar sauna, a complete water filtration system, two oil furnaces, a sprinkler system, central vacuum, security system with cameras, backup generator, and even your own private dock in the minutes-away Killarney where you will go to fetch supplies. The front and back porches complete the brilliant architectural assemblage with inviting seating nooks for more quiet time.

Additionally, the combination garage, workshop, and barn houses tools and heavy-duty maintenance equipment, as well as a slew of fun-time vehicles, including three Yamaha snowmobiles and two ATV four-wheelers, the better to explore your inviting setting with its wildlife, hemlocks, sugar maple bush, crystalline mountain streams, and dramatic lookouts.



FARAWAY ISLAND

Georgian Bay, Ontario
50 acres

CAD 7,850,000

INQUIRIES

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THE BUNKIE CO.

It's a tradition that dates back more than a century. In rural Canada, a bunkie was often found adjacent to a summer cottage to provide additional sleeping quarters, while across the American West, bunkies (or bunkhouses, as they were called) dotted the landscape as makeshift accommodations for ranch hands and transient workers. Co-founders Nathan Buhler, Evan Bare and a team of design and manufacturing experts have imaginatively reinvented the bunkie as the perfect solution for island owners looking for hassle-free lodging for extra guests, an extra respite for a particularly special island locale, or a temporary solution as major construction or property development is implemented.





No finishing or painting is needed and a Bunkie crew can assemble the prefabricated pieces on-site in just a few days.



"Small space architecture has always thrilled me," says co-founder Nathan Buhler, who with his team designed four distinct bunkie models, each measuring only 106 square feet. Due to its small footprint and lack of plumbing, no building permits are required, yet the bunkie still manages to deliver a modern aesthetic and ingenious design features. Inspired by Dame Zaha Hadid's Glasgow Riverside Museum of Transport in Scotland, the bunkie offers a range of innovative design elements, each meticulously planned and pre-fabricated prior to delivery. Made of Canadian fir and spruce structural plywood (with additional materials used for the interior), the freestanding structure is outfitted with a queen-size Murphy bed and can be customized to include modular cabinetry and even an ethanol fireplace that doesn't require ventilation or a fuel line.

No finishing or painting is needed and a Bunkie crew can assemble the prefabricated pieces on-site in just a few days. The no-fuss structures offer a sense of escape and retreat. "The bunkie is all about fun, offering a playhouse space for overflow guests that is a piece of architecture versus a clapboard shack," says Buhler.

Whether utilized as a modern, quick solution to an island that has yet to be developed or as an auxiliary space that can function as an office, yoga studio, extra bedroom or beyond, Buhler says, "it's a separate space that feels special—even when you're waking up on your own private island."

The Bunkie is outfitted with a queen-size Murphy bed

Visit www.bunkie.co



OVER 750 ISLANDS FOR SALE OR RENT

Representing the largest majority of islands available for sale, Private Islands Online (PIO) is the only international real estate web site dedicated exclusively to island properties. This fully searchable and interactive site unites and categorizes the otherwise fragmented and disparate island marketplace. With over 4 million annual site visitors and 50,000 subscribers, Private Islands Online is the center of the island world.

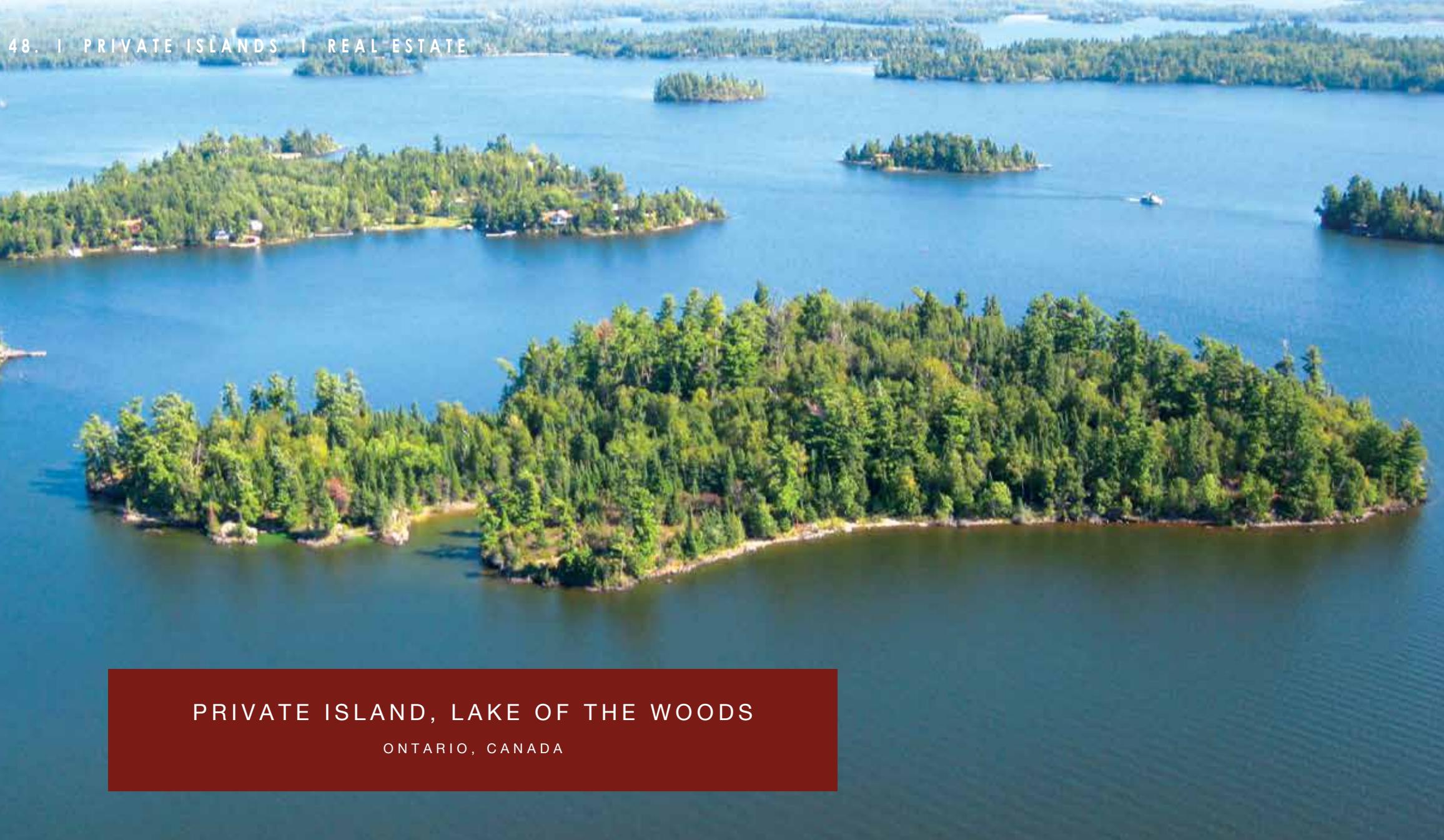
PIO works with representatives who are closest to the island - be it the owner or exclusive agent - ensuring that you are dealing with the most experienced and knowledgeable parties. The relationships we have established with regional island experts is your gateway to accessing currently unadvertised properties and ensures that you are receiving the most up-to-date island information.

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Featured on HGTV's Island Hunters

island hunters



PRIVATE ISLAND, LAKE OF THE WOODS
ONTARIO, CANADA



Discover your inner James Cook or Samuel de Champlain by being the first to inhabit Carmichael Island on Lake of the Woods. Considered one of the most pristine lakes in all of North America, the region is comprised of an astounding 65,000 miles of shoreline and 14,000 islands—most of which are Crown-owned, which makes this property a particularly unique find.

The 13-acre undeveloped island is a blank canvas, but one that possesses the magnitude and austerity of the region, including 3,400 feet of meandering shoreline, incredible views and sparkling waters from sunrise till moonshine. The property can be developed with docks or a boathouse as substantial or simple as the next owner might desire.

Duncan Carmichael, the island's real estate broker with decades of experience in the region, indicates that the property has no building restrictions nor are permits required because it is technically not within a township. As a result, the next owner can build one cottage or several, using the land for personal use or rental purposes.

"Unleash your architect as you see fit," says Carmichael. "Capture your own sense of views and build your own trail network. Local barges can transport entire building packages in one delivery, as well as septic system and other infrastructures." There is also access to hardline electricity and telephone through reliable submarine cables.

The island's positioning is unparalleled as the last virgin island of its size in such a desirable location. The charming town of Kenora, known as "the boating capital of North America," is a mere 10- to 15-minute sheltered boat ride away. "Industry leaders, NHL stars, and diverse families all vacation on Lake of the Woods shores," says Carmichael. "They enjoy recreational activities, go shopping, and enjoy island life with a respected sense of privacy."

Only two hours from Winnipeg and merely 10 minutes from a handful of docking marinas with plentiful parking and security, the island's convenience is as alluring as its solitude. For potential buyers, this magnificent island property can be enjoyed year round.

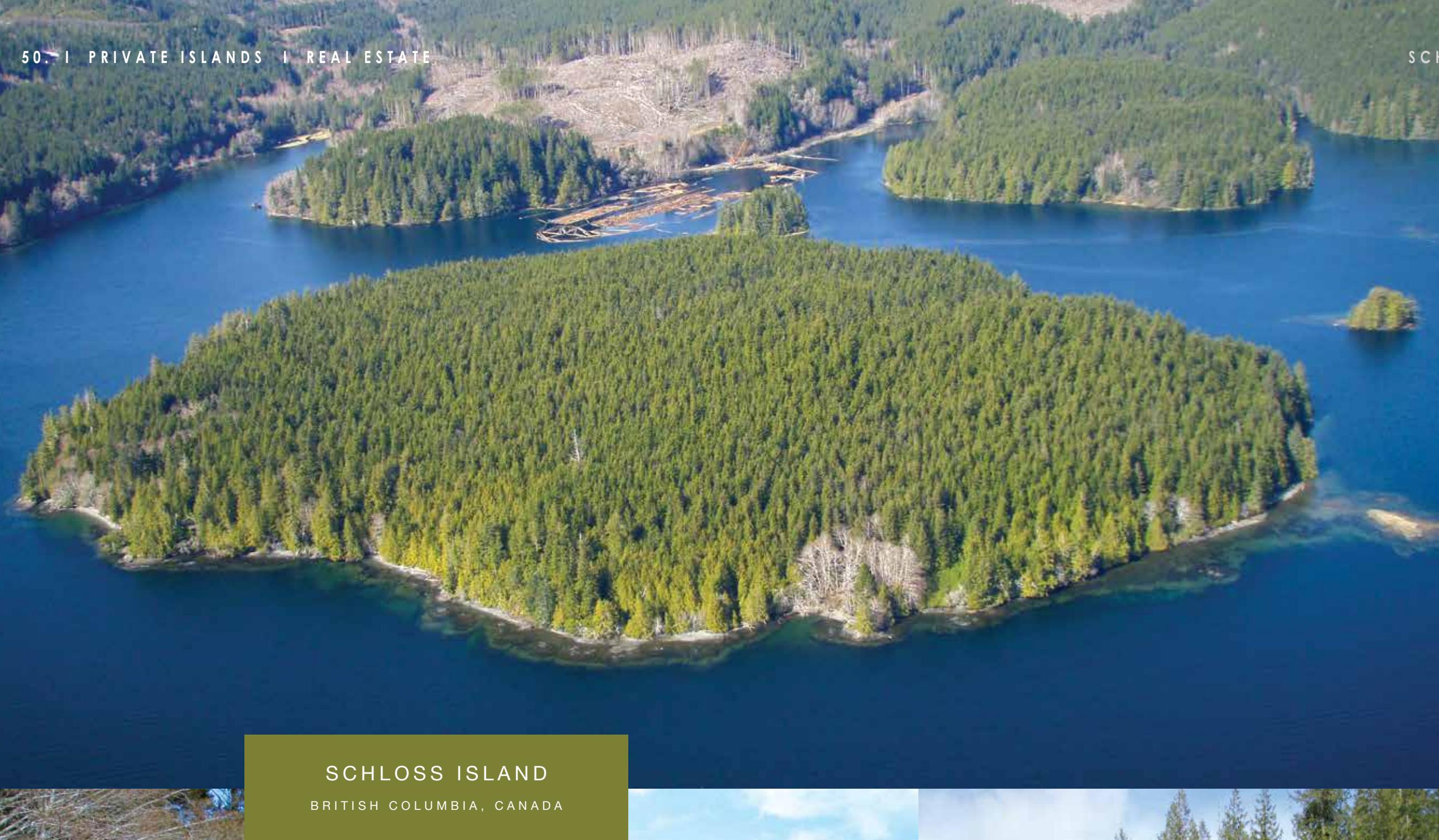


PRIVATE ISLAND
Lake of the Woods, Ontario
13 acres

CAD 2,100,000

INQUIRIES

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SCHLOSS ISLAND

BRITISH COLUMBIA, CANADA



In the dancing waves of British Columbia's Koprino Harbour, at the northwest end of Vancouver Island, the Koprino River estuary acts as a crossroads for multiple waterways thick with aquatic life. The 82-acre expanse of Schloss Island sits amidst this natural bounty with 7,000 feet of waterfront. Majestic hemlock and cedar trees run from the island's rocky coast to the tip of its 200-foot interior. Roughly 700,000 cubic feet of mature timber could be culled from the gently inclined island's surface. A protected position has spared Schloss Island the harsh weather damages seen on other land in the area. Proximity to Quatsino National Park is an added bonus.

Schloss Island could be easily adapted for those who wish to carve a small niche of their own without disrupting the beautiful ecosystem. Cottages could be nestled into the foliage in multiple locations and still have total privacy. Zoning allows for parcels up to 9.8 acres each. Access to Winter Harbour from the west and Coal Harbour or Port Alice from the east equals a network of inlets for staking out a prime fishing spot with both offshore and inside fishing opportunities.

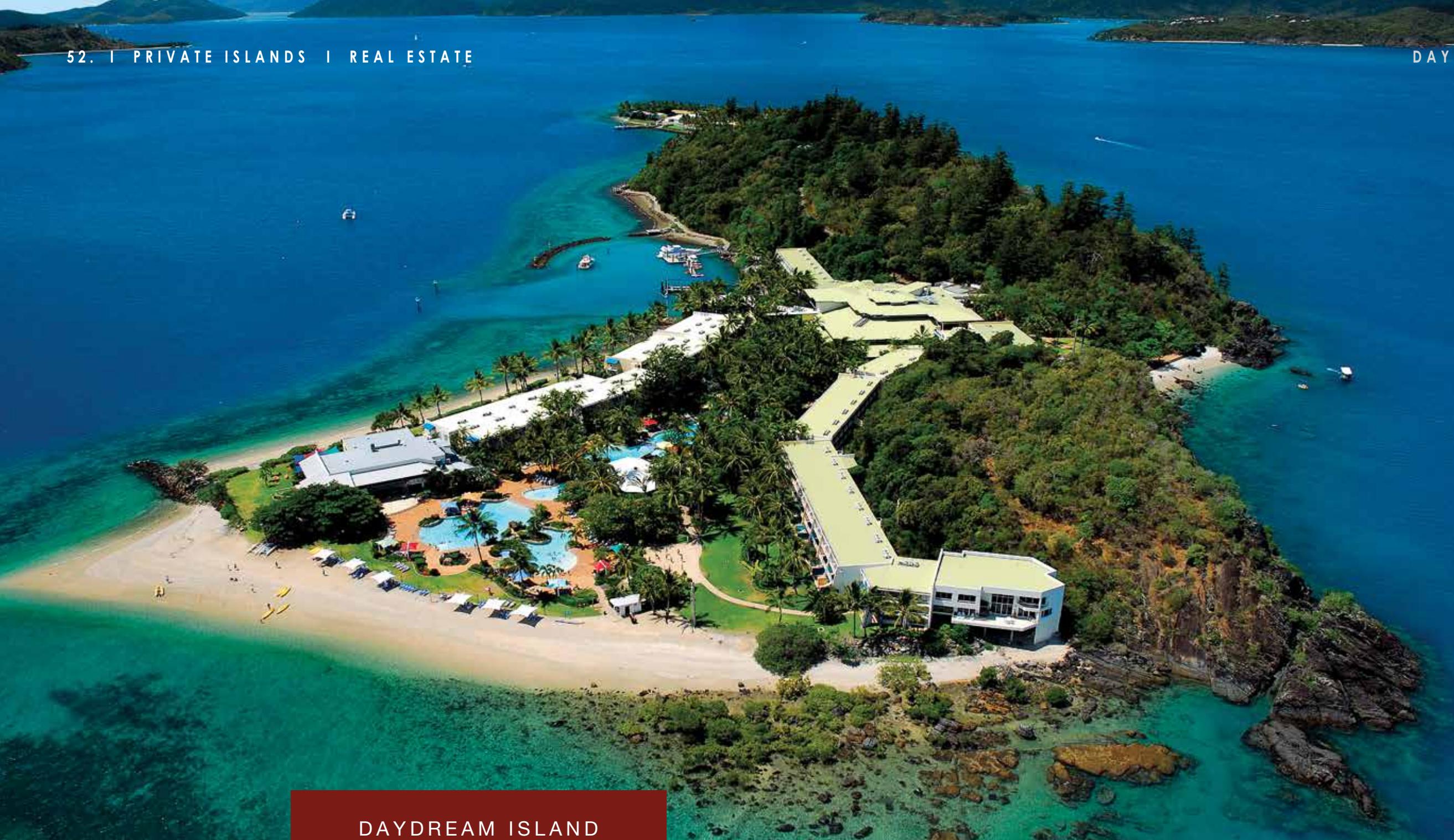
The island could become a commercial retreat or a coveted family heirloom. No matter what the development, it will benefit from two freshwater springs that flow in all seasons and are true reflections of the purity of the land. The terrain of Schloss Island will only complement the invigorating adventures to come for its next owners.



SCHLOSS ISLAND
British Columbia, Canada
82 acres

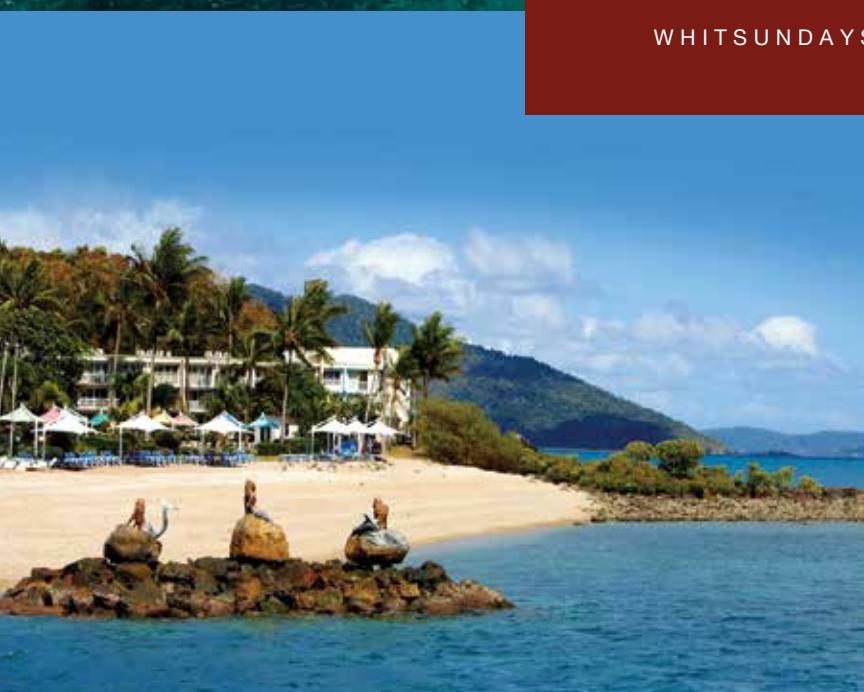
CAD 987,000

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DAYDREAM ISLAND

WHITSUNDAYS, AUSTRALIA



Imagine yourself exploring, whenever you choose, the teeming aquatic life of the World Heritage-listed Great Barrier Reef. Daydream Island Resort and Spa is one of 74 members of the Whitsunday tropical archipelago along Australia's eastern shoreline, and marine creatures fill its surrounding waters with more colors than a crayon box.

Favorable positioning less than three miles from the Queensland coast makes Daydream Island a wise investment. It effortlessly taps into coveted mainland water and electricity, creating a significant reduction in the operating costs that impede other island resorts.

What you'll find on the island is unlike any experience on the mainland, from the 296-room luxury resort to the Daydream Rejuvenation Spa, which takes advantage of its exquisite location to combine pampering with panoramic Pacific Ocean views. Factor in the island's 74 staff rooms, marina, and extensive food and beverage facilities, and it really is no wonder that a few short years ago the estimated replacement cost for the entire resort was in excess of \$157 million. The figure not only underscores the fantastic development the island has undergone over the past 12 years, but is also a testament to Daydream Island's potential growth.

Investors have many options beyond total ownership of the resort. A boutique resort on the island's southern coast, equipped with luxurious private waterfront residences, a private inland marina, and infinity pools overlooking the ocean is just one possibility. The majestic owner's residence also provides a year round home away from home. When you daydream, there is no limit to where it can take you.



DAYDREAM ISLAND
Queensland, Australia

PRICE UPON REQUEST

INQUIRIES

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By Barbara E. Lester



Are you looking for a movie star-caliber escape away from the prying eyes of the paparazzi? Your solace lies in French Polynesia in the atoll of Rangiroa, Tahiti. The Island of Motu Teta is your own nine-acre piece of paradise.

This all-inclusive resort presents you not only with private-island seclusion but also every form of water activity you could possibly imagine, from paddle boarding to windsurfing to spear fishing. The flat waters and mild winds in the Rangiroa lagoon are tailor-made for aquatic sports. If you're looking for a little added excitement, sneak off to the shallow tide pools on the back of the island for Motu Teta's infamous midnight hunt for Tahitian lobsters. You can catch your own dinner and have it prepared by the island's private chef, a master of seafood and French cooking.

Sated from an exquisite meal, retire to your simple yet sophisticated accommodations. The 2,250-square-foot main residence features two bedrooms and two baths with rich hardwood floors, high-beamed ceilings, and free-flowing terraces to let in the refreshing breezes of your tropical retreat. A guest bungalow offers another bedroom and a half, creating lodging for up to six adults (or 10, including children). The resort also sports enough modern conveniences – flat-screen TV, extensive DVD and CD collections, a well-stocked bar – to entertain cultured city folks.

But the outdoor opulence is where Motu Teta really shines. Although it's easy to fill your time on the island, excursion guides are also available to lead more ambitious expeditions: trek to an old, abandoned village and on through the jungle to an expansive white-sand beach where there's not another soul in sight. More adventurous visitors can head over to Shark City for a meet and greet with the native sharks.

Vacation packages are based on the number of adult guests and the length of stay and include boat transfers from Rangiroa. Prices range from approximately USD 733 per adult per day (group of 6) to USD 1,789 per adult per day for a couple. Special meal requests can be submitted prior to your arrival.

Prepare for a priceless experience on a stunning South Pacific island that seems pulled directly from the imaginations of Rodgers and Hammerstein.

For reservations contact www.yourdreamisland.com



YOUR PRIVATE DREAM ISLAND



Motu Tetaire is an island paradise so untouched by civilization that it beckons back to another time; where the marvels of nature still exist, granting its few lucky visitors a view of the true wonder of Tahiti.

Splendid Solitude

On your very own, all-inclusive private island

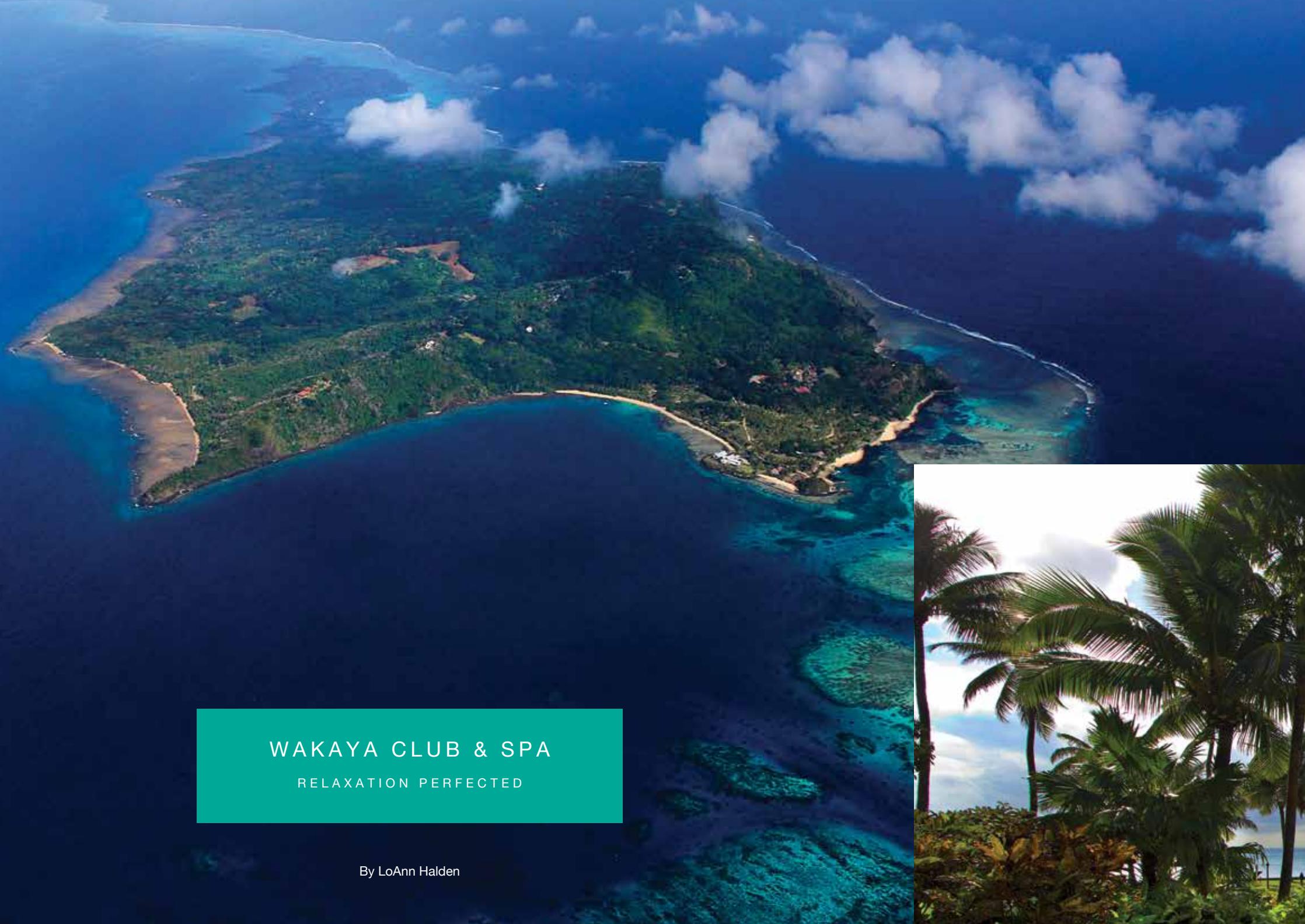


South Pacific Ocean, in the Atoll of Rangiroa,
Tahiti - French Polynesia
Lat: 15°18'17.22"S - Long: 147°23'53.33"W

Motu Teta

Rangiroa, French Polynesia - Tahiti





WAKAYA CLUB & SPA

RELAXATION PERFECTED

By LoAnn Halden

In the South Pacific, where oases of white sand and swaying palms are the norm, it takes an extraordinary resort to create a definitive version of paradise. But that's what you'll find on Wakaya Island – a private haven set amidst 2,200 acres of the best tropical terrain found in Fiji's 333-island group.

In 1990, entrepreneur David Gilmour and his wife began developing Wakaya Club & Spa – a collection of 10 Fijian-style bures and a

three-bedroom villa – to share the island's extreme beauty while also preserving the purity of its ecosystems. Emerald forests of ancient cycads, ferns, and banyans give way to cliffs that soar 600 feet above the Koro Sea. An unspoiled coral barrier reef fringes the island and its aquamarine lagoons. Hawksbill and Pacific Green turtles build nests here, and pilot whales cruise the isle's west passage. Ginger and frangipani perfume the air.

Visitors are whisked to the island from Nadi International Airport in the resort's private Grand Cessna aircraft, setting the stage for a great escape. The service focuses on total relaxation, with approximately six staff members per guest. Club accommodations are divided among a garden-facing bure and seven ocean-facing bures – their cathedral ceilings, yaka timber floors, and woven bamboo wall coverings encompassing 1,650 square feet of tranquility – and two larger versions of these thatched-roof cottage suites. The 2,400-square-foot Governor's Bure sits closest to Homestead Beach, the island's longest stretch of white sand, and immerses guests in nature with its waterfall garden and open-air lava rock shower. The 4,500-square-foot Ambassador's Bure, a two-bedroom retreat with full kitchen, has its own spa and plunge pool.

Overlooking it all is Vale O – the "House in the Clouds" – a 12,000-square-foot, three-bedroom hilltop villa with wraparound decks that delivers





panoramic views of the Koro Sea and the sugary sand edging Homestead Bay. Adding to the luxuriousness of this estate's 16-acre grounds are a rock-rimmed swimming pool with jacuzzi, night-lit tennis courts, and a boules court. Vale O comes with its own personal chef and on-call chauffeured transportation to make the five-minute drive to the Club.

At the Club you'll find Breeze Spa, designed to encapsulate Fijian serenity with its two massage treatment rooms and a body-temperature salt-water plunge pool mirrored by a lagoon view. A challenging nine-hole golf course winds through a 19th-century copra plantation, and a pro is on hand to give lessons on the Wimbledon-Tex surfaced tennis court. Resort activities also capture the island spirit, from scuba diving and snorkeling on Wakaya's protected coral reef to demonstrations of coconut-oil pressing, woodcarving, and the traditional kava ceremony.

The all-inclusive resort's daily-changing menu of Pacific rim cuisine comes directly from the island: organic gardens produce micro-greens, avocados, pineapples, lemons, guava, and some of the world's finest ginger to complement locally raised venison, pork,

lamb and chicken – as well as Pacific green lobster, tuna, and wahoo from the surrounding waters. Intimate beach picnics or group barbecues can be easily arranged six days a week.

Best of all, there's no need to share the island's spectacular assets with anyone but your family and friends thanks to a partnership with Abercrombie & Kent. The Wakaya Club & Spa is now part of the Geoffrey Kent Private Collection of one-of-a-kind islands and residences. You can hire the entire Club, which sleeps up to 26 guests in the bures and hilltop villa; or have a more intimate experience with the rental of Vale O for up to six people.

In a world where it is increasingly difficult to shake off urban stress, isn't it refreshing to know there are places still relatively untouched? As the resort's founder said, "I believe Wakaya to be the last bastion of ecological sanctity in the world, and I have made it a personal mission to make certain it remains that way."

For Reservations please call (USA) 800 652 8413, (INT) +44 1242 547 705 or visit www.akvillas.com/gk-private-collection.



TREASURE COVE, BELIZE

BARRIER REEF RICHES

By David M. Brown

Imagine: the first mega-green resort, adjacent to one of the world's premier coral reefs.

Located on the most central oceanfront property in Belize, Treasure Cove is a mile-plus of beach frontage facing the Belize Barrier Reef. A large portion of this prime real estate falls under the Belize

Barrier Reef Reserve System, a World Heritage Site that protects more than 100 types of hard and soft corals and 500 species of fish.

This will be home to Treasure Cove Belize, a five-star hospitality experience and luxury residential community celebrating the vivid colors of the coral



The astonishing resort will unfold just seven miles from Belize

City, 20 minutes by boat from a dock near its International airport, and five minutes from the cruise-ship dock that brings approximately 1.2 million visitors to Belize annually.

reefs, the turquoise waters of the Caribbean Sea, and the local Mayan ruins. Accommodations will include bungalows over the water, beach villas, and the Songbird Casitas vacation homes. A hotel, casino, shops, and restaurants are also planned, as well as a docking station for the Belize Submarine Tour, which will showcase the reef in an environmentally responsible way. The overall project design will bring the feel of the reef indoors, as conceived by HGTV's David Bromstad.

The astonishing resort will unfold just seven miles from Belize City, 20 minutes by boat from a dock near its International airport, and five minutes from the cruise-ship dock that brings approximately 1.2 million visitors to Belize annually.

"Treasure Cove Belize will be a unique and unparalleled resort development, playing a leadership role in promoting responsible eco-tourism surrounding the sensitive marine environment of the Belize Barrier Reef," says Irene Whiteside, senior vice president and president of partnership development for the owner, Treasure Island Management, Ltd. "Our guests will experience authentic Belize culture, nature, and history and take with them lasting memories."

Also proposed are mega-aquariums; The Seahorse Sanctuary, to breed these delicate marine creatures and release them back into their natural habitat; and The Treasure Cove Belize Coral Propagation Unit, which will help sustain the fragile Belize Barrier Reef by treating bleached or otherwise harmed corals and replanting them.

The cruise ship port on Stake Bank Caye, developed by Mike Feinstein and already underway, is expected to be complete within the next year. Because of this, the number of cruise passengers should rise more than 1 million annually – and most of them will arrive and disembark directly behind Treasure Cove Belize.

Feinstein is also planning a Playland development on North Drowned Caye, adjacent to Treasure Cove, and has proposed two causeways, one from Belize City to North Drowned Caye, and the other from North Drowned Caye to the Stake Bank port.

Treasure Cove is ideally situated for all of these projects, and is also one of the few islands in Belize with deep-water access. "Two assets set Treasure Cove apart from any other property in Belize: our central location, so close to where the cruise ships dock and



our deep-water access capability for ease of construction," Whiteside says.

A 20-foot-deep channel, The Cut, runs through the island, facilitating transportation for barges and tugboats. "Transportation of people, equipment, and building equipment is critical in Belize," she says. "No one beats our location."

The project is supported by the government of Belize: "With the overview and supporting documents presented to the Ministry, the Ministry of Natural Resources and the Environment credits the concept and supports the undertaking to develop Caye land in relation to sound environmental programs," says the Honorable Gaspar Vega, Deputy Prime Minister and Minister of Natural Resources and the Environment.

'Treasure Cove Belize offers many benefits to the country,' Whiteside says. The resort will provide an economic boost in the form of more than 1,000 jobs and the promotion worldwide of ecotourism and environmental responsibility. "We recognize, because of our commitment to sustainable living, that our unique surroundings must be preserved and protected for the enjoyment of future generations," she says. "Imagine this with us."

Valued at USD 38,000,000, Treasure Island Management is seeking all types of investors for a joint venture, including major hotel and casino developers; agents interested in selling sections of the property, either by lots or larger portions; or developers with a focus on boutique hotels, a beach club, dive center, condominiums, bungalows, and restaurant concessions.

For more information on this one-of-a-kind opportunity, visit www.treasurecovebelize.net, call Irene Whiteside at 469 777 8227, or e-mail irene@treasurecovebelize.net.



TREASURE COVE
Belize, Central America

PRICE UPON REQUEST

INQUIRIES
Irene Whiteside
www.treasurecovebelize.net
469 777 8227
irene@treasurecovebelize.net



In the southern part of the state of Rio de Janeiro, there is place known for a collection of islands worthy of royalty: Angra dos Reis, the Bay of Kings. Within this coveted area, which is only a 2.5-hour drive west of bustling Rio de Janeiro, sits a private 29-acre peninsula that embraces the natural beauty of Brazil's coastal woodlands while providing resort-quality style to its owner.

Only 20 percent of spectacular Praia do Algodão is dedicated to development, preserving a surrounding Atlantic Forest ecosystem

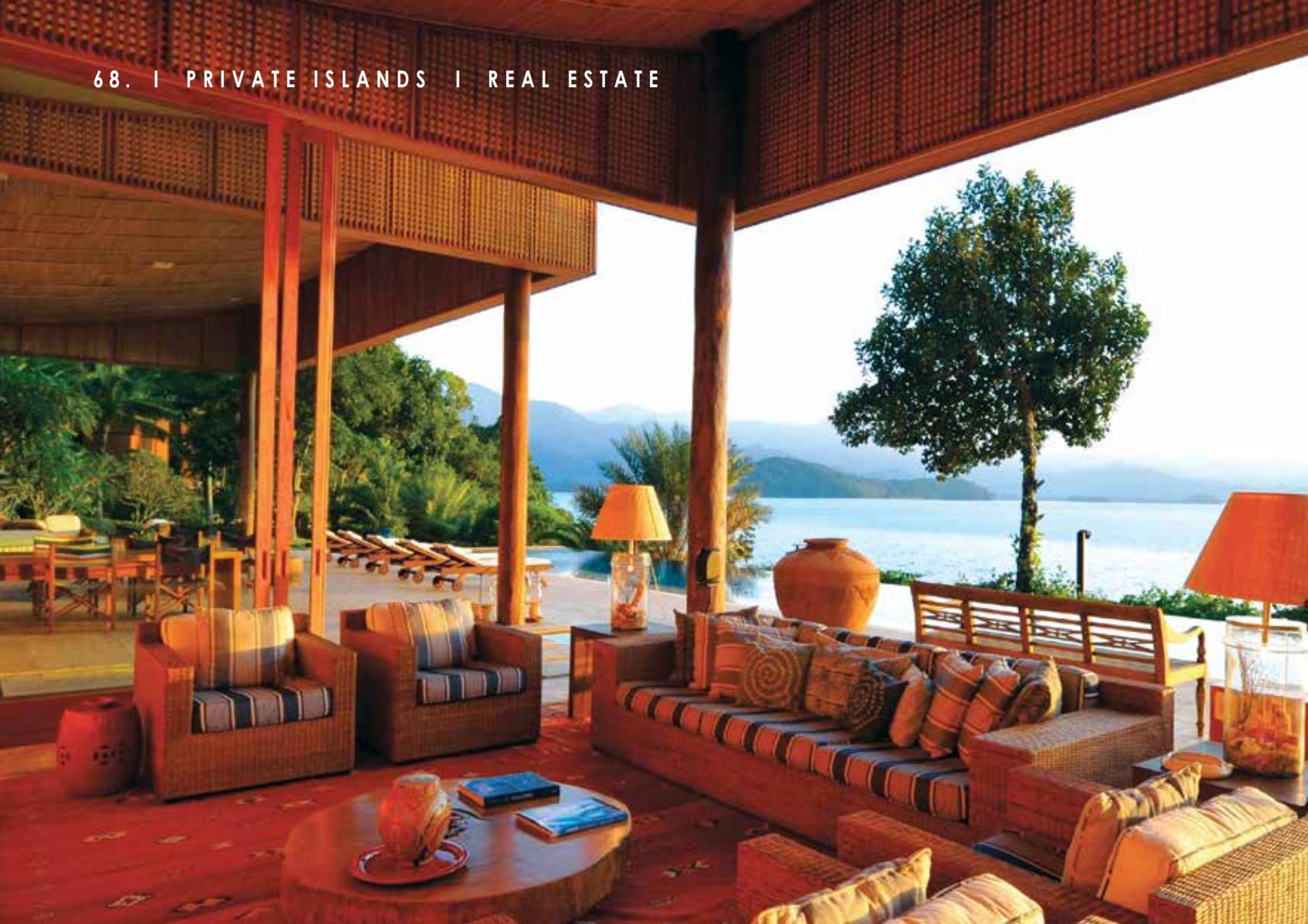
with biodiversity to rival the Amazon. Even the area containing the residences has an abundance of pupunha palms and other fruit-bearing trees, which attract a variety of colorful birds. In early morning and late afternoon, the chatter of mico-estrela (black-tufted marmosets) echoes around the grounds, and sometimes they scamper near the residences in groups of 10 to 15. Porcupines make the rare cameo as well. The compound overlooks 656 feet of private golden beach and an expanse of calm, clear sea where dolphins and turtles are frequent visitors.

Well-known architects considered the landscape in their project designs, creating buildings with open floor plans and expansive verandahs that complement the region's year-round balmy climate and seafront locale. The 7,333-square-foot main house looks across a 118-foot infinity pool that matches the color of the sea beyond its edge. It's fully equipped with a living room; indoor-outdoor dining room with an extra-long wood table; gourmet kitchen with wood-burning oven and beer tap; and a sauna with a glass wall overlooking the water. With its amenities and central position, it's perfect for entertaining.

Cozy sleeping quarters are cocooned into the Atlantic Forest in the form of three pairs of 930-square-foot bungalows and a 2,288-square-foot master suite – all with patios overlooking the sea and private entrances. An additional four-bedroom, two-bath home with a ranch provides staff quarters. Careful consideration was given to placement of the accommodations to ensure privacy for every Praia do Algodão visitor. State service or generator power provides electricity, and there is water, cable, and internet on site.

Access to the peninsula is only via helicopter into the Praia do Algodão Heliport (SJTE) or boat; but despite the remote feel, it's a short distance to the Hotel do Frade Golf Resort in Angra dos Reis. Hop a helicopter and it's only 45 minutes to Rio or 90 minutes to São Paulo.





"I love just looking at the sea and the mountains on the horizon, or the full moon rising in front of the beach," says Praia do Algodão's owner, a Brazilian businessman who purchased the peninsula 10 years ago. "The forest and animals always surprise you – you'll see a different butterfly or hear a different bird sing. Birds often come in the main house to take a bite from the fruit plate. At the same time you are very close to town if you need any supplies."

He is now prepared to share his investment with someone who will appreciate the rich beauty of this Brazilian hideaway as much as he does. The island's next owner has the opportunity to create trails in some of the less-dense sections of the forest, and tap into the existing infrastructure to add additional bungalows. Praia do Algodão could be easily expanded into a luxury resort or maintained as a private estate. It's also possible to rent the peninsula for a one-of-a-kind retreat – just in time for the World Cup in Brazil in June/July or anytime of year that you want to soak up the sun in style.



PRAIA DO ALGODÃO
Angra Dos Reis, Brazil

PRICE UPON REQUEST

INQUIRIES

Marcelo Iacovone
iacovone@terra.com.br
55 11 30713327



PRIVATE ISLAND PARADISE

EXUMAS, BAHAMAS

By Dan Allen

The phrase "private island paradise" gets tossed around a lot – but only one island is so deeply worthy of the description that it can actually use it as its very name.

Private Island Paradise is a sumptuous 38-acre retreat in the Bahamas' Exuma chain, a readymade bastion of perfectly secluded Caribbean luxury located just 30 minutes from Nassau and an hour from Miami and Palm Beach. Overlaying the stress-free tropical lifestyle with exquisite elegance, the island has been lovingly crafted and maintained

by its current owners, who now hope to find the ideal new proprietors to watch over it and treasure it as thoroughly as they have.

With five gracious and inviting dwellings, Private Island Paradise can comfortably accommodate 22 people and surround them in stylish island luxury. The pinnacle – literally and figuratively – is the spectacular Manor House, which sits high on a bluff overlooking the stunning turquoise waters of the Exumas. At the heart of this grand home is the living room, graced by twin mahogany and marble fireplaces and two



walls of floor-to-ceiling French doors. The home's three bedrooms and four bathrooms include a master suite with separate his and hers baths. Just outside this master suite is a heated private spa, situated under a pergola draped in natural vegetation. A salon, a resort-caliber fitness center, and an infinity pool are just a few of the Manor House's further delights.

Other dwellings on the island include the Beach Cottage and the Harbourmaster House, plus the twin guest cottages of Buttonwood and Seagrape. A hand-hewn stone chapel is here too, as is a heliport, an extensive dockage complex, storage buildings, and staff quarters for 29. The island's unbelievably lush grounds include hundreds of palm trees, and facilities are in place for idyllic outdoor dining and lavish entertaining of up to 80 guests.

With ideal temperatures year-round – fluctuating only from the high 80s in the summer to the low 80s in the winter – Private Island Paradise is built for the ultimate enjoyment of this superlative climate. Opportunities for recreation abound, including hiking trails and bike paths on land, and fishing, snorkeling, diving, and swimming in the surrounding crystal-clear blue waters. Or just relax on the island's white sand beaches, and bask in its utter tranquility and seclusion.



All manner of vehicles you could possibly need are already on the island and come with its sale, including boats, jet skis, golf carts, electric service trucks, and even a Cessna 208 floatplane that seats seven. Fuel, self-generating power, and a sophisticated telecommunications system are also part of the island's complete package.

Furthermore, Private Island Paradise's locale simply couldn't be better. Just a little over 300 miles off the Florida coast, the Exumas have served as the playground of the super-rich and famous for decades, with celebrities like Johnny Depp, Nicholas Cage, David Copperfield, and Tyler Perry each owning their own Exuma islands. And not only is the Bahamas a safe, secure, and English-speaking country with a 275-year-old history of democracy, it also comes with an added perk: a complete lack of estate, income, corporate, or inheritance taxes.

Private Island Paradise is available now and awaiting its new owners, who are sure to relish its abundance of beauty, charm, warmth, and sophistication for countless years to come. The price will be disclosed upon application to serious candidates. For more information, contact Kevin Cross: email kevin@privateislandsinc.com, call 647 477 5581, or visit www.privateislandsinc.com.



PRIVATE ISLAND PARADISE
Exumas, Bahamas
38 acres

Price Upon Request

INQUIRIES

Kevin Cross
Private Islands Brokerage
242 362 4018, ext 222
sales@privateislandsbrokerage.com

Private Islands Inc. and the hit HGTV Show Island Hunters chooses
Tropic Ocean Airways for their Bahamas island transportation.



Tropic Ocean Airways, founded by a U.S. Navy TOPGUN Fighter Pilot, offers an exciting and elegant method of travel from South Florida to the Bahamas. Tropic Ocean Airways offers seaplane flights onboard four-passenger and eight-passenger FAA regulated seaplanes from the executive-style facility Shelt-Air at Fort Lauderdale International Airport or the Miami Seaplane Base, located next to Cruise Ship Row near downtown Miami.

Tropic Ocean Airways seaplanes can land at both airports and the water's surface. Travelers have the luxury of being delivered directly to beaches and docks along resorts, private residences, and tropical uninhabited islands. Tropic Ocean Airways passengers enjoy personalized service from their pilot, and captivating views. Experienced seaplane pilots know the waters of the Bahamas and can provide one-of-a-kind transportation to secluded resorts and destinations throughout the Bahamas and Florida Keys.

MAKE A SPLASH



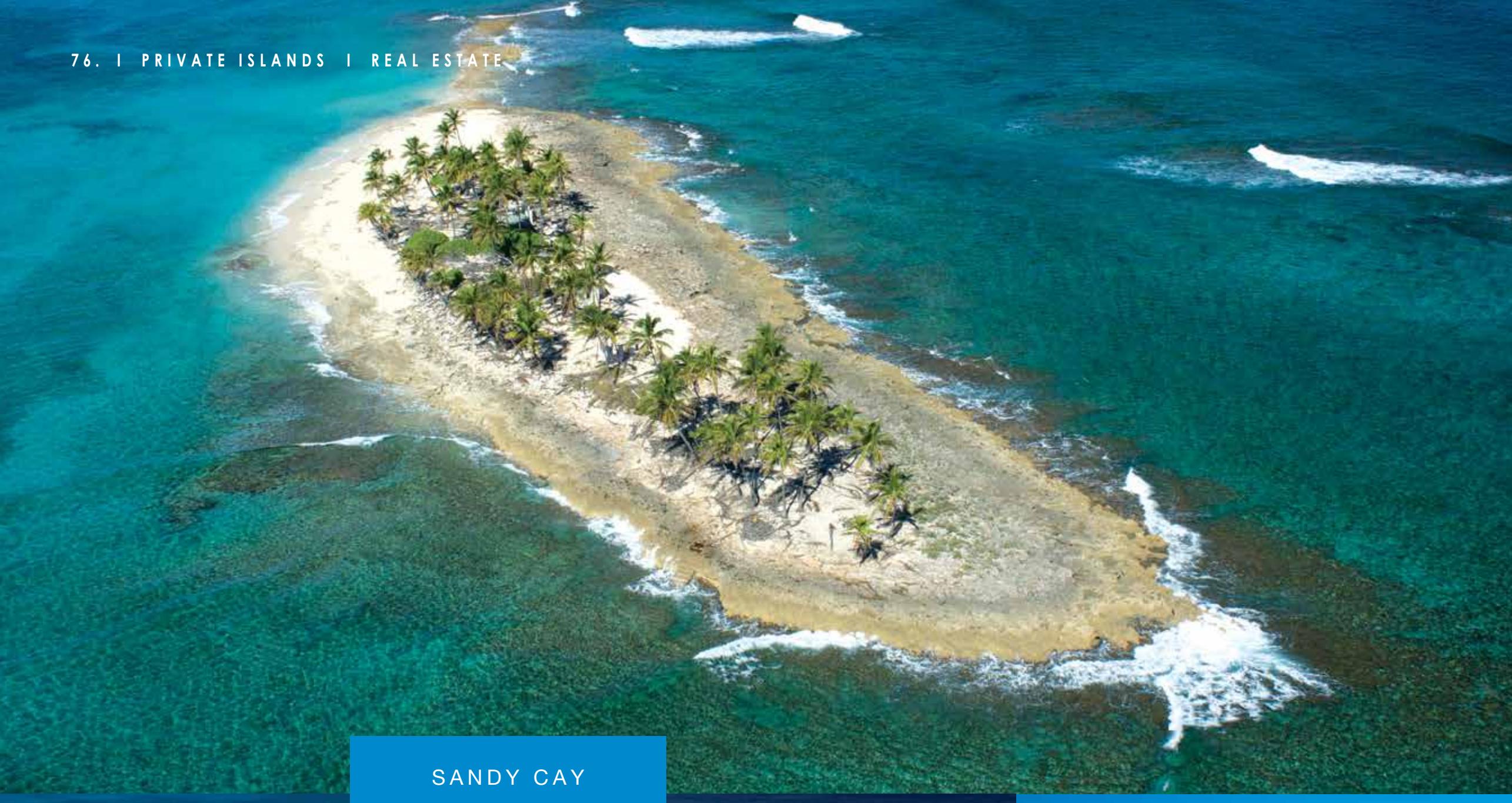
Your seamless voyage to the islands
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SANDY CAY
NASSAU, BAHAMAS



It's impossible to resist photographing Sandy Cay. The three-acre island's beauty is like a siren call to the lens. Sandy Cay's breezy palms and white sands first served as the backdrop for the iconic opening credits of Gilligan's Island. Afterward, they became a cinematic go-to whenever paradise needed a face. In the 1980s, Huey Lewis and a sultry vixen found themselves happily shipwrecked on Sandy Cay's seductive shores during the music video for "Stuck With You." It's been called the "Most Photographed Island in the World" and has served as a backdrop for everything from Coppertone commercials to destination weddings.

But don't think of Sandy Cay as only a pretty face and overlook the other noteworthy characteristics of this Bahamas-located charmer. It's perfectly positioned as a private island retreat with easy access to the local hotspots. Take a 25-minute boat ride from Sandy Cay through glimmering, clear waters and you'll find yourself on the manicured shores of tourist haven Paradise Island at the unparalleled Atlantis resort. The island is also a neighbor to tourist-friendly Nassau, the boutique-studded Bahamian capital. Look south from Sandy Cay and you'll spot Rose Island, another beauty that entices many excursions during high season.

Looks, location, and Sandy Cay has a fringe of protected coral reef just a few fin kicks from shore. Lucky visitors will be hypnotized by the endless blue around this highly publicized yet relatively untouched private island and the rainbow of colors beneath the water's surface. Sandy Cay is the perfect spot to add a high-end villa for romantic overnights or luxurious day trips. The area is already flooded with tourists – if you build it, they will come.

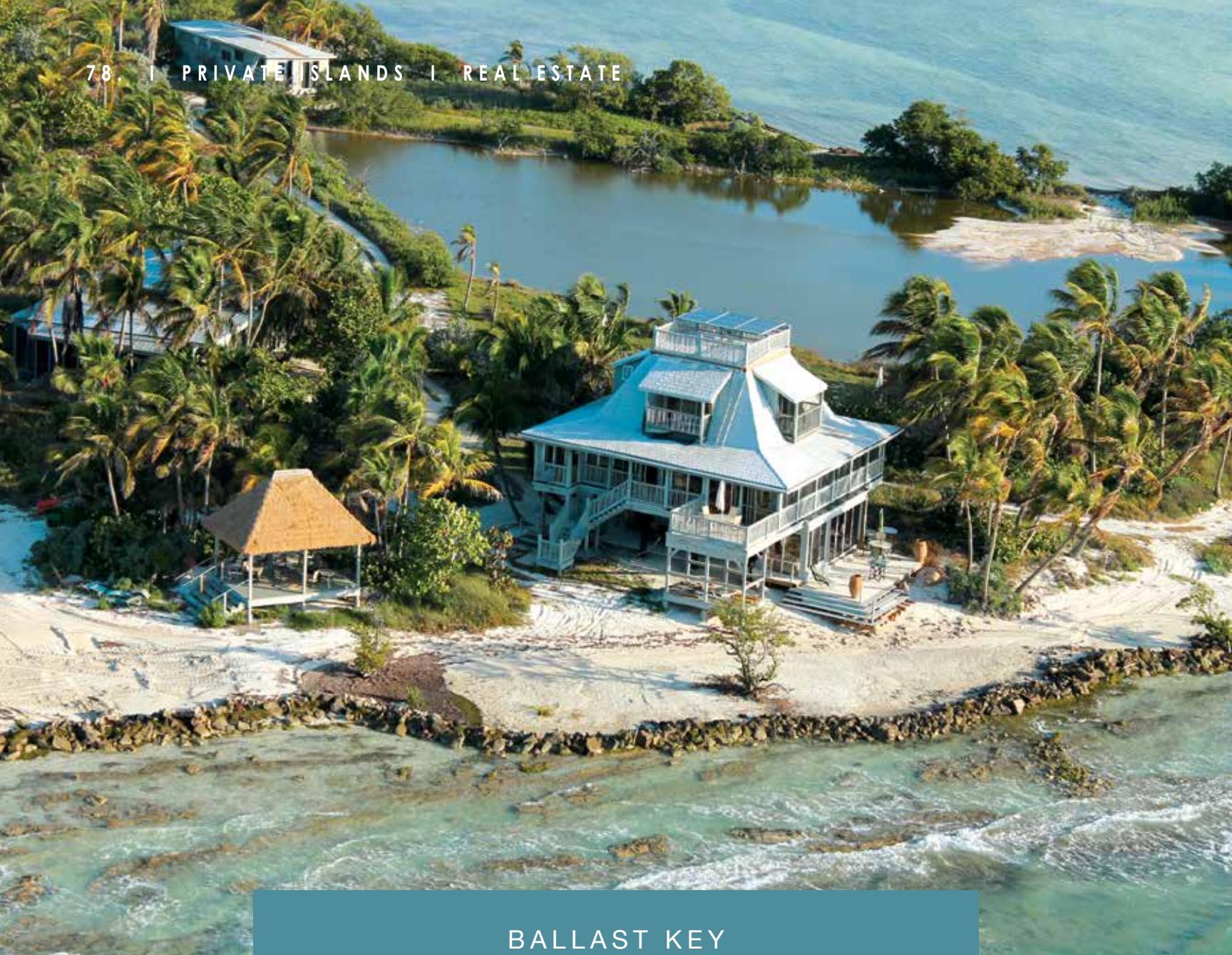


SANDY CAY
Nassau, Bahamas

USD 3,500,000

INQUIRIES

Kevin Cross
Private Islands Brokerage
242 362 4018, ext 222
sales@privateislandsbrokerage.com



BALLAST KEY

SECLUSION AT FLORIDA'S SOUTHERNMOST POINT

By David M. Brown

Have it all, just like Bogie and Bacall. Sail away 10 miles south of Key West to Ballast Key, a wildlife-rich subtropical island in the Straits of Florida at the southernmost point of the continental United States. They have a saying here: Next stop, Havana.

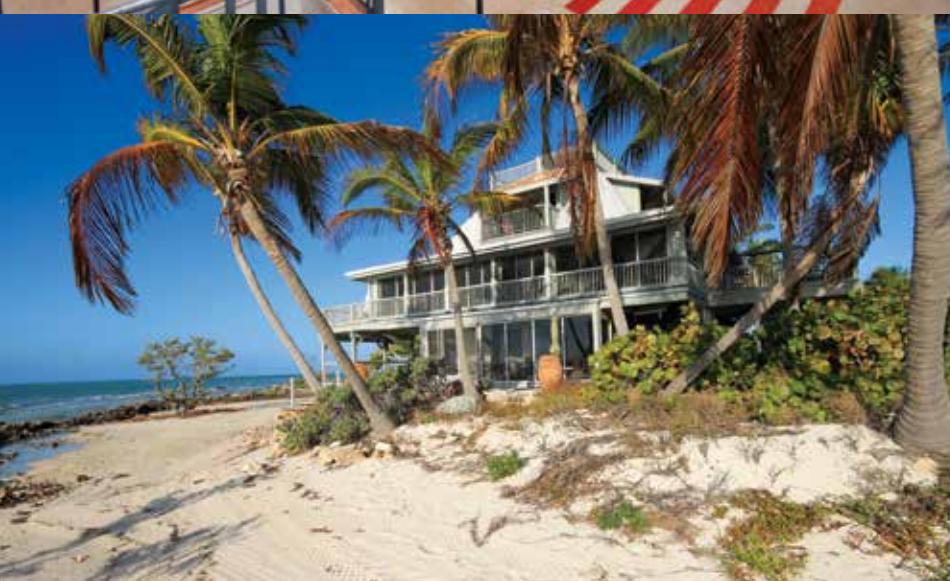
Named for a 17th-century shipwreck that scattered iron ballast along one of its beaches, anchor-shaped Ballast Key is 28 lush, bucolic acres – remote, yet welcoming. As the only private island in the Key West National Wildlife Reserve, Ballast Key's nearest neighbor is eight Atlantic Ocean miles away. That could just as well be 80, so serene is the lifestyle here, so uncluttered the space.

Built in 1978 on a 14-acre landscaped lot, the island's 3,904-square-foot main house has five bedrooms and bathrooms, including a master suite positioned to take in sunrises and sunsets. The steel-roofed home has terra-cotta floors, central air-conditioning and

heating, and all the modern conveniences: dishwasher, washer and dryer, refrigerator and freezer, oven, range, and microwave. Fresh water is provided via desalination. And, of course, huge windows throughout the home deliver views across the waves.

Just a stroll away, a three-bedroom, three-bathroom guesthouse overlooks a palm-tree-lined beach. Your guests will share in the island's expansive views of water and sky as the sounds of the sea whisper to them day and night.

Ballast Key, which has its own lagoon and picnic-friendly beaches, is well suited for days of lounging. Don't fret about upkeep: A local caretaker is available to tend to the grounds and its golf carts, which offer motorized transit on the trails when you're too relaxed to walk. Just offshore is top-notch snorkeling and scuba diving – or follow in the footsteps of Ernest Hemingway, who savored the saltwater



fishing when he frequented the area decades ago. Key West, with its many laid-back restaurants, bars, and historical attractions, is just minutes away by boat or helicopter.

Sailing enthusiasts will appreciate the proximity to Dry Tortugas National Park, well known as a breeding ground for seabirds and legends of sunken treasure. Its centerpiece, Fort Jefferson, constructed with more than 16 million bricks from 1846-1875, is the Western Hemisphere's largest masonry structure. (And, it remains unfinished.)

Ballast Key cameoed in the 1989 James Bond film License to Kill, but the Dom Perignon-sipping secret agent wasn't the island's only brush with celebrity. The island's owner, Key West developer David Wolkowsky, has hosted Truman Capote, Tennessee Williams, British Prime Minister Edward Heath, the Bee Gees, and Gloria Estefan on its serene sands.

This island idyll, where the stars that fill the clear night skies shine as brightly as its many distinguished guests, could be yours for only \$15.8 million. Time to sail away.



BALLAST KEY
Florida Keys
14 acres

USD 15,800,000

INQUIRIES
Nicole Edwards
Private Islands Inc.
647 477 5581, ext 111
info@privateislandsinc.com



Wouldn't it be wonderful to own a piece of turn-of-the-century history that has been transformed into a design showplace? That is exactly what you will possess if you buy the historic and restored Round Island Lighthouse in Goetzville, Michigan in lower St. Mary's River, north of DeTour Passage.

Built in 1892 to guide boaters through a group of islands in the St. Mary's River, the lighthouse fell into disrepair until the late 1990s when Charlevoix businessman Paul Lindberg and his wife Georgeann, an interior designer, spent three years renovating and restoring the lighthouse property.

The result is a spectacular and warm three-bedroom, two-bath home that maintains the efficacy of its special history while bringing the living space into modern times with grace and effortless design skill. The main floor houses the cozy living space, and the second floor features two comfortable guest bedrooms. An addition to the rear of the original structure beefs up the house with two modern bathrooms and the inviting master bedroom. French doors flood the master suite with light, as do most of the new, expansive windows that were added during the renovations. The kitchen – with its white clapboard cabinets, large, modern appliances, and granite countertops – connects the old and new structures.

The current owners, only the third private owners in the lighthouse's 100-year-plus history, tried to maintain the original exterior and interior features. The original ash hardwood floors were saved and matched in the new addition. The square wooden stairs to the second floor and tower have been restored as well in the 2,000 square-foot home.

In addition to the overhauling of the lighthouse's interior, much work was done to the exterior by Lindberg, an experienced landscape contractor. A lush lawn, which comes alive in the summertime, incorporates flowers and regal birch trees on the island's rocky shores. A two-level deck, spanning the width of the house, has been added to the front of the property; it's a prime spot



for viewing the extensive boat traffic heading to and from the Soo Locks on the St. Mary's River shipping channel, which flows from Lake Superior to Lake Huron. The huge deck would also be the ideal location for an outdoor party.

The 7-acre island is a nature preservationists' dream with its huge bird population. Thirty-some bird species have been identified, including two blue herons that nested on the island in 2002. Additionally, a path is being cleared around the perfectly oval-shaped island to facilitate perimeter hikes. The next owners will have the pleasure of carving out their own paths in the island's wooded interior for additional exploration.

Also included is a waterfront parcel on the mainland near the town of Raber with a dock and a small storage building. Raber is one hour and 15 minutes from St. Ignace on the north side of the Mackinac Bridge on Michigan's Upper Peninsula.

An electric cable from the mainland near Raber provides power for the lighthouse, and the island has its own sewage filtration system. The current owners also added a boat slip with a depth of 4.5 feet, which accommodates a couple of small boats and a new fish habitat. A boat is included in the sale. The original hexagonal lantern room remains, but the light was moved in 1923 to a nearby tower on another piece of land maintained by the Coast Guard – allowing the island's owners to savor the architecture without the lighting workload.

Round Island, a spring to fall residence, currently lists for US \$2.4 million, a small price to pay for this lovely piece of nautical history.



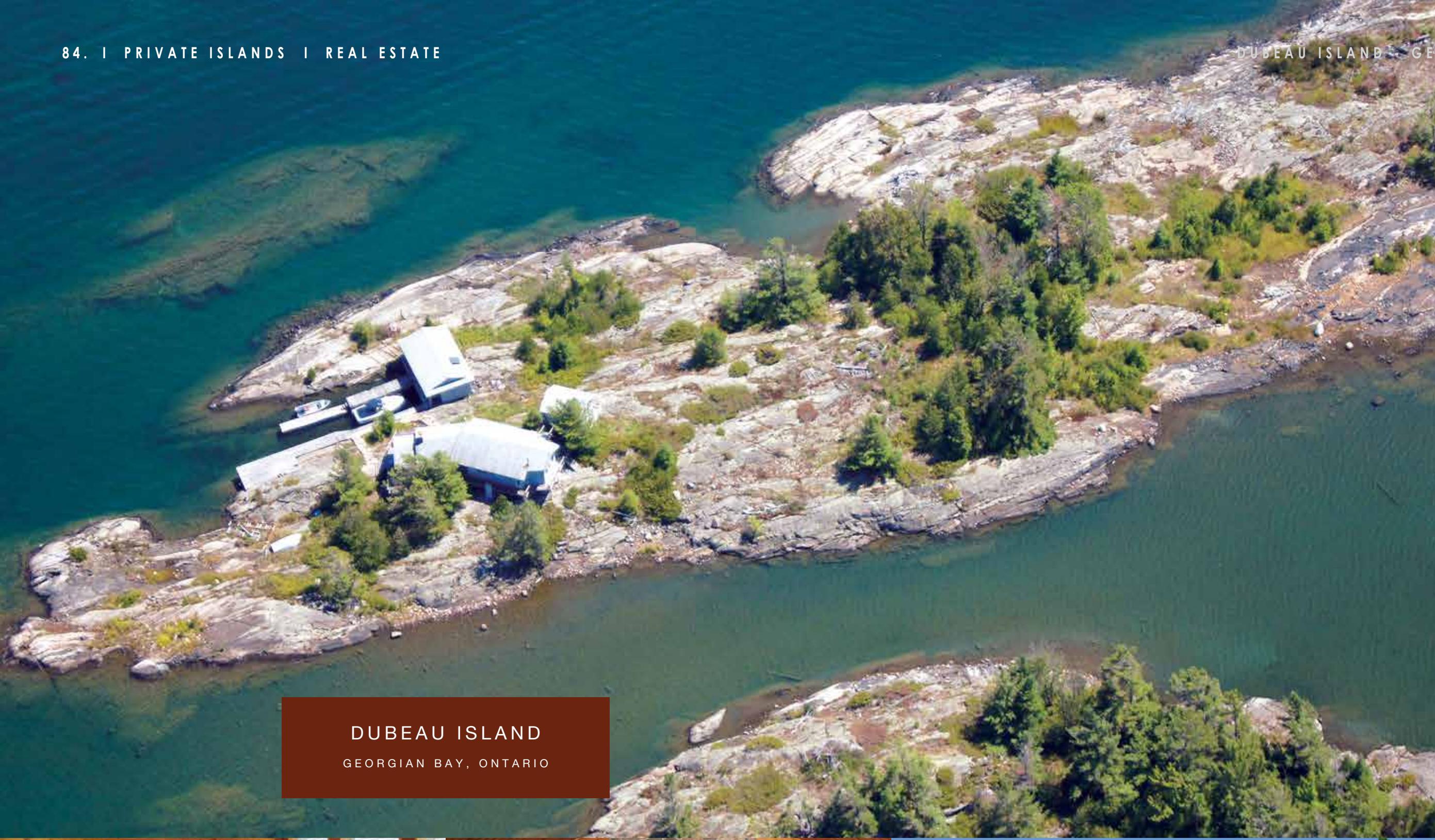
ROUND ISLAND LIGHTHOUSE

Michigan, USA
7 acres

USD 2,400,000

INQUIRIES

Mark Snyder
Associate Broker
mark-snyder@live.com
231 675 7711
www.marksnyderrealestate.com



DUBEAU ISLAND
GEORGIAN BAY, ONTARIO



In the historic waters of Georgian Bay, a 1.7-acre piece of gorgeous granite called Dubeau Island sits near Jones Lighthouse.

When approaching through the clear waters, an improved natural harbor welcomes arrivals with convenient deep-water docking. The heart of the 1,340-foot shoreline is a cozy, natural sand beach. Nautical enthusiasts will love the dock's Boat Shop, which boasts multiple energy sources and an extra bedroom with a water view. Entertain more visitors in the recently completed guest cabin.

The Executive Cottage spans 1,600 square feet and boasts a granite fireplace, two bedrooms, and propane-powered appliances. Relax in the oak-floored living room or lounge on the walkout sundeck.

Dubeau Island is your opportunity to enjoy the idyllic beauty of Georgian Bay.



DUBEAU ISLAND
Georgian Bay, Ontario
1.7 acres

CAD 745,000

INQUIRIES

Michael Gerhardt
Broker of Record
M. Gerhardt Real Estate Limited
43 James St.
Tel: 705 746 4221
Toll free: 1 800 380 4636
www.gerhardt-realestate.com



The Pickerel River System is a special waterway that connects a large group of lakes as well as the French River.

The 37-mile route is a dream for fishing and boating during Ontario's beautiful spring and summer seasons, and now a well-loved and secluded private island in this region has become available for the first time.

Set in Kawigamog Lake, the generously forested island offers an original two-bedroom cottage that is equipped with all the comforts of home – three-piece bath, fireplace, telephones, and modern appliances. Kawigamog Lake's island strikes the ideal balance of comfort and rustic flair.

With an additional guest cabin on site, you'll have room to share your Pickerel perch with family and friends.



KAWIGAMOG LAKE ISLAND
Pickerel River, Ontario
2 acres

CAD 375,000

INQUIRIES

Michael Gerhardt
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COVE ISLAND

CAD 2,995,000 | ONTARIO, CANADA | 1.15 ACRES

In Lake Muskoka, the secluded Cove Island is tucked into a protected bay and boasts impeccable maintenance with a gorgeous lake view. The main cottage was craftsman constructed in 2006.

The property's cathedral ceilings maximize the southward facing view, letting in plenty of natural sunlight and creating a loft effect between the main floor kitchen/dining room and the second floor recreation room. With four bedrooms and 2.5 bathrooms, not to mention the expansive deck and a large entertainment area atop the boathouse, Cove Island is ideal for family getaways or group entertaining.

A charming, one bedroom bunkie with a full kitchen and stone mantle fireplace rests at the waterfront. Finally, sparkling waters and a rustic firepit allow for the unforgettable Muskoka experience, day or night.

MAX HAHNE | MHAHNE@SOTHEBYSREALTY.CA | 705 441 5800



CHARLEBOIS ISLAND

CAD 3,800,000 | ONTARIO, CANADA | 36 ACRES

Charlebois Island is a 36-acre south-western facing Georgian Bay Island with 8 municipally approved waterfront lots in the exclusive area of Wah Wah Taysee. It is located south of O'Donnell Point and North of Big David Sound. This area of Georgian Bay is one of the least developed and yet is one of the most pristine.

The island is surrounded by Crown Land, a federally administered park, and hundreds of acres of land preserved by the Georgian Bay Land Trust. The island's positioning at the edge of open waters allow spectacular views to Christian Island, Hope Island and Giant's Tomb Island.

Travel distance from Toronto is less than 2 hours by car. Access to Charlebois Island is attained from either King Bay Marina or Moose Deer Point Marina. This is indeed an exceptional offering.

GEORGE WEBSTER | GEORGE.WEBSTER@MOFFATDUNLAP.COM | 416 938 9350

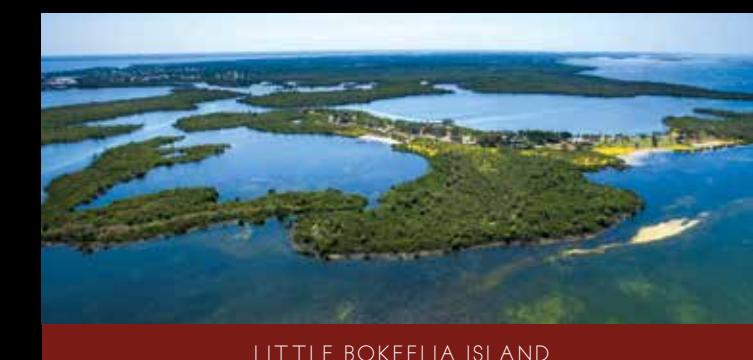


GINGER ISLAND

PRICE UPON REQUEST | BVI, CARIBBEAN | 258 ACRES

Situated between Virgin Gorda and Cooper Island, Ginger Island offers spectacular panoramic views of the Caribbean Sea, Sir Francis Drake Channel and 15 other islands. Phenomenal dive sites and spectacular snorkeling surround the island.

Maritha Keil | maritha@bvisir.com | 284 494 5700

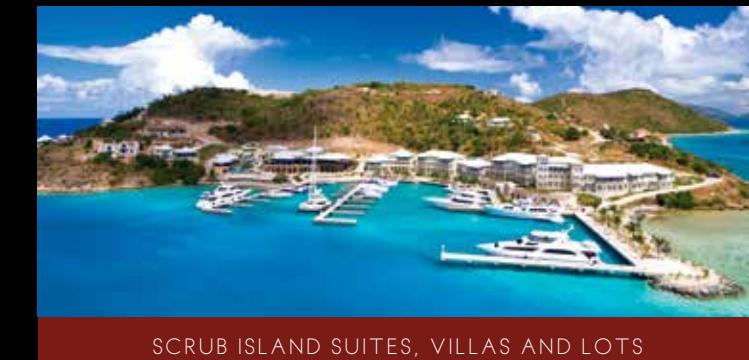


LITTLE BOKEELIA ISLAND

USD 29,500,000 | FLORIDA, USA | 104 ACRES

Over 100 acres of splendor offering majestic tropical living. From the Spanish-style estate home featuring a private guest wing to the old Florida village, you are sure to be overcome with a sense of peace and serenity the moment you step off your boat.

Klaus Lang | Klauslang@michaelsaunders.com | 941 320 1223

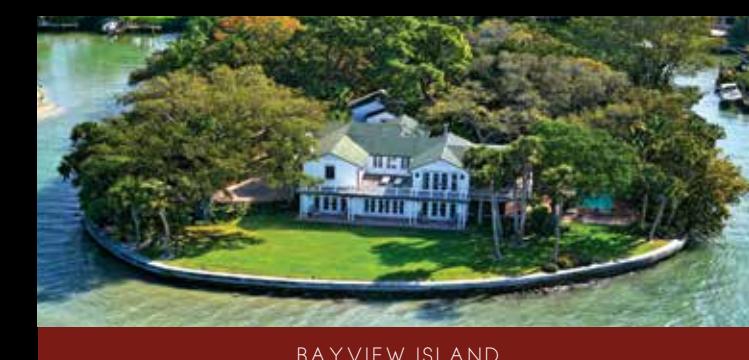


SCRUB ISLAND SUITES, VILLAS AND LOTS

PRICE UPON REQUEST | BVI, CARIBBEAN | 230 ACRES

The first new luxury resort in the BVI in 15 years, Scrub Island Resort, Spa & Marina is now offering fully furnished suites and villas ranging from 2,086 to 7,200 sq. ft. Private estate lots ranging from 1.5 to 8 acres are also available. A rare opportunity.

Maritha Keil | maritha@bvisir.com | 284 494 5700

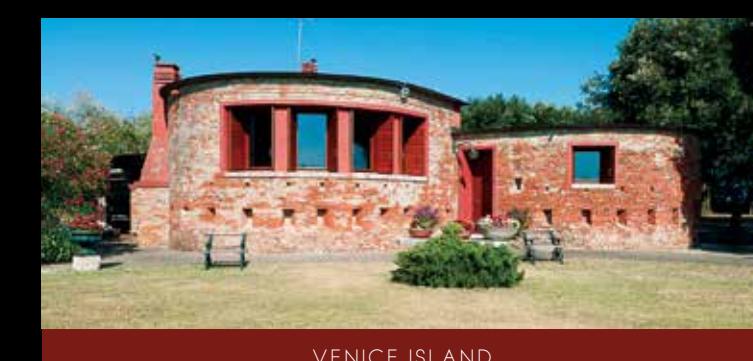


BAYVIEW ISLAND

USD 8,995,000 | FLORIDA, USA | 1.14 ACRES

A private paradise of 1.14 acres connected to the mainland by a land bridge driveway. Property features include a heated in-ground salt water swimming pool, full-size tennis court, detached garage with a top-floor guest apartment, and magnificent home.

Tracy Eisnaugle | tracy.eisnaugle@sothebysrealty.com | 941 232 3358



VENICE ISLAND

EUR 12,000,000 | ITALY, EUROPE | 543.6 ACRES

This island is situated in the charming location of the lagoon of Venice with easy access to the city of Venice. The 543-acre island features 4 buildings reflecting the rural characteristics of the site, one villa and a fish farm for breeding.

Sonia Mainardi | sonia@venicesothebysrealty.com | 39 041 522 0093



NISSOS SOFIA

EUR 5,500,000 | GREECE, EUROPE | 43.5 ACRES

This unique property is in the centre of the Ionian Sea and part of the Echinades complex. This green 43-acre paradise of protected natural environment offers a great development opportunity as either a private residence or a small exclusive resort.

Alexandros Moulas | a.moulas@savills.gr | 30 694 454 5660



ISLA PALOMA

USD 400,000 | PANAMA, CENTRAL AMERICA | 0.25 ACRES

Located on the north side of Panama in the Bocas Del Toro region, Isla Paloma is a private island under an acre in size, developed with a fully-equipped 2-bedroom house.

The house features loft space, a walk-in closet, 1 bath, a kitchen, dining, pantry, laundry room, garden, workshop, party-shack and beach, boathouse and swim dock. It is built with local hardwood, cana fistula, and is completely furnished. Equipped with new appliances, and stocked with all kitchen ware, bedding and bath linens, it is completely ready to move-in!

The island boasts a white sandy beach, 45' elevation, and is lovingly landscaped with xeriscape design. A variety of tropical birds and exotic tropical plants inhabit the island. Surroundings include a shallow lagoon with a circle of mangroves, as well as a beautiful reef. Magnificent views of the mountain range and spectacular sunrises and sunsets complete this paradise.

NICOLE EDWARDS | INFO@PRIVATEISLANDSINC.COM | 647 477 5581 EXT 111

SUBTLE ISLANDS

CAD 29,000,000 | BRITISH COLUMBIA, CANADA | 85 ACRES

Offering a sublime mix of serenity and modern luxury, Subtle Islands consist of the smaller 30-acre South Island and the larger 55-acre majestic North Island which are connected by a causeway. They are part of the Discovery Islands group between Vancouver and mainland British Columbia; only a 2 mile boat ride from Cortes Island or a one hour Floatplane ride from Vancouver. South Island includes 2 caretaker homes, guest accommodations, boathouse, hangar complex, service buildings, workshops, gardens, idyllic pond and unique equine-focused Barn with residential accommodations.

North Island boasts the magnificent 6 bedroom 13,600-square-foot main residence with breathtaking ocean and mountain views and expansive gardens and ponds. Two unique tree houses, other ancillary buildings and a large open bay are also found on North Island. Subtle Islands are offered on a staffed and turnkey basis - complete with all furnishings, vehicles, equipment, watercraft, and inventory.

MARK LESTER | MARK.LESTER@AM.JLL.COM | 1 604 998 6130



STURT ISLAND

CAD 4,950,000 | BRITISH COLUMBIA, CANADA | 85.6 ACRES

Sturt Island is a self-sufficient 85.6-acre private island situated in the Discovery Islands group between Campbell River, Vancouver Island and mainland British Columbia. The magnificent main residence, original log home as well as cabin all make amazing use of natural materials throughout. There are expansive decks and outbuildings.

The island itself is fully forested with towering fir and cedar, user-friendly walking trails, a network of ravines and benches, a shoreline with rock outcrops and numerous little bays.

The primary residence is a 4,800-square-foot 3 bedroom architectural masterpiece, incorporated into a rock ravine atop a low bluff just in from the ocean's edge, and slightly nestled back into the forest. From this location one can enjoy over 180-degrees of spectacular views. Primary access to the island is a 60-foot dock leading to a 3,400-square-foot oceanside deck with an attractive gazebo. This is luxurious living in a spectacular natural setting.

ED HANDJA | PERSONAL REAL ESTATE CORPORATION

EDHANDJA@BCOCEANFRONT.COM | 250 287 2000 | 250 287 0011 (DIRECT)



SHEWELL ISLAND

CAD 950,000 | BRITISH COLUMBIA, CANADA | 164 ACRES

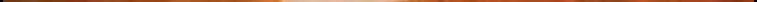
Shewell Island is a 164-acre island situated in Knight Inlet at the entrance to Tribune Channel. This is one of the most phenomenal regions on the British Columbia coast with Knight Inlet being one of the largest mainland fjords.

The island is fully forested with a mix of indigenous species including mature older growth cedar, hemlock and fir throughout with both user friendly as well as dramatic upland topography. There are believed to be some fresh water sources on the property. The diverse shoreline includes a few nice little protected bays.

The region having quick easy access to numerous waterways, mainland inlets and islands as well as the Broughton Archipelago region and Vancouver Island, is a popular route for the yachting and sailing community. Wildlife abounds with bald eagles, Grizzly Bears and Killer Whale sightings. Without question, this area provides some of the best wilderness fishing and wildlife viewing still available on the BC Coast.

ED HANDJA | PERSONAL REAL ESTATE CORPORATION

EDHANDJA@BCOCEANFRONT.COM | 250 287 2000 | 250 287 0011 (DIRECT)



BLACK'S ISLAND

PRICE UPON REQUEST | FLORIDA, USA | 8.2 ACRES

Black's Island is an 8.2-acre private island resort located in St. Joseph Bay; minutes from Florida's mainland while still feeling very secluded. Accessibility is by boat, seaplane, or helicopter; a heliport is on site. Private planes can land on a 4000-foot-long grass strip just a mile from the island adjacent to which is a ferry service owned by Black's Island. The island's main dock is 350 feet long, accommodating up to 32-foot boats.

The island boasts 26 luxury bungalows connected by a boardwalk to a four-storey, 6,500-square-foot community Big Game Club, an 18-hole golf course and lighted tennis courts. An electrical line runs to the mainland.

The island is surrounded by a 73,000-acre aquatic preserve offering some of the state's best shallow and off-shore fishing. The island is lush with 900 natural palm trees, fresh underground springs and 3 locations with natural beaches.

SCOTT MARKOWITZ, REALTOR - WATERCOLOR | SCOTT@THEPPG.NET | 850 238 2502

KEITH FLIPPO, REALTOR - ROSEMARY BEACH | KEITH@THEPPG.NET | 850 543 5187



CEDAR ISLAND VILLAGE

USD 1,750,000 | NORTH CAROLINA, UNITED STATES | 27 ACRES

Overlooking Pamlico Sound and anchored by the US Post Office, motel, restaurant, waterfront RV campground with protected harbor and boat ramp. Located on the nationally recognized NC Hwy 12 Scenic Byway at the Cedar Island Ferry Terminal.

A. Fredrick Morton Jr. Real Estate | 252-633-3068 ext: 25

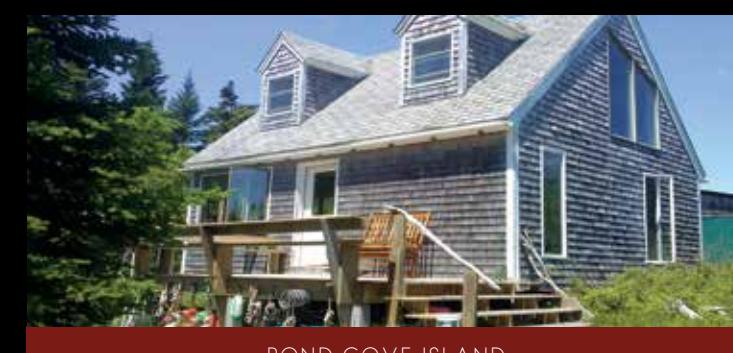


BALLAST KEY

USD 15,800,000 | FLORIDA, UNITED STATES | 14 ACRES

A short helicopter or boat ride from Key West with beaches, wildlife and no neighbors for 8 miles, this key features a main 5 bedroom house with spectacular sunrise and sunset views, and a 3 bedroom guest house overlooking a palm lined beach.

Nicole Edwards | info@privateislandsinc.com | 647 477 5581

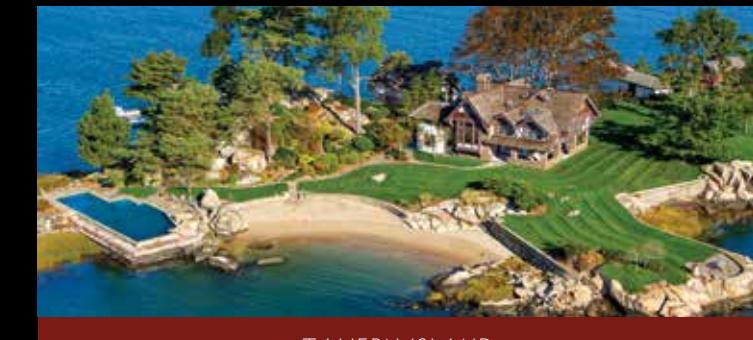


POND COVE ISLAND

USD 1,275,000 | MAINE, UNITED STATES | 58 ACRES

Located 85 highway miles from Bangor, this island has beaches, scenic ledges, thick spruce and fir trees, walking paths, wildlife, and a cozy, 2-storey 960 sq ft cottage with 2 outbuildings. A large island to romp around with a small low maintenance cottage.

Glenn Jackson | glenn@glennjackson.com | 207 942 7447



TAVERN ISLAND

USD 10,950,000 | CONNECTICUT, UNITED STATES | 3.5 ACRES

A private island oasis with year-round access via a separate mainland property, this extraordinary setting consists of a 1900s vintage residence, caretaker's cottage, boathouse, tranquil teahouse and a mainland garage/cottage with parking for 12+.

Doug Werner | dwerner@wpsir.com | 203 962 2601



ROUND ISLAND LIGHTHOUSE

USD 2,400,000 | MICHIGAN, UNITED STATES | 7 ACRES

Located in St. Mary's River in Michigan – a charming island complete with a lighthouse domicile, traditional façade and wonderful mainland property. The island has its own deck and the mainland property offers its own mooring for boats.

Mark Snyder | mark-snyder@live.com | 231 675 7711



CASCO BAY ISLAND

USD 1,400,000 | MAINE, USA/NB CANADA | 41 ACRES

Casco Bay Island features a cedar log home and wharf designed for year-round use. Solar power and propane generator. The island is geographically diverse, with several protected coves, high bluffs, meadows, a marsh, and several beaches.

Nicole Edwards | info@privateislandsinc.com | 647 477 5581



HOG ISLAND

USD 2,500,000 | NORTH CAROLINA, USA | 633 ACRES

East and West Hog Island are a chain of pristine islands amongst protective marshes overlooking Pamlico Sound, Back Bay and Cedar Island Bay. See wild horses left by Spanish explorers, and potential home sites with access to private beaches and waterways to Core Sound. NC's Ferry System links Cedar Island Village to Ocracoke Island, and NC Hwy 12 provides the only north-south link - a vital connection for island goers.

The unique culture and landscape of the communities along this route earned it recognition as a scenic byway on a state and national level. Cedar Island offers visitors easy, affordable access to world class red drum fishing, duck hunting, horseback riding, hiking, kite surfing, clamming, oysters, bird watching, and convenient access to the beautiful Cape Lookout National Seashore and the 14,000 Acre Cedar Island National Wildlife Refuge.

"A Sports & Nature Lover's Paradise!"

A. FREDRICK MORTON JR. REAL ESTATE | 252-633-3068 EXT: 25 | WWW.CEDARISLANDNC.COM



MAOSANON ISLAND

USD 6,000,000 | PHILIPPINES, ASIA | 112.16 ACRES

At just over 112-acres, the paradise sanctuary of Maosanon Island is located in Barrio of Sibaltan. It sits in close proximity to the other islands of the El Nido municipality in the province of Palawan.

Maosanon Island, translated as Mystery Island, is easily accessible from Manila. This private island is triangular and longish in appearance with a wide rear area of rolling hills. Hidden rocky coves and elevated woods stretch out further into the water, alongside a narrower promontory of vegetated plains with pristine beaches on the fringes. A sharp powdery-white tip pointing to another much smaller nearby island juts out of the water like a teardrop.

This is an excellent island for sun-seekers who crave spectacular light and warm weather all-year long. It is ideal for a high-end luxury hotel and resort development.

HTTP://WWW.PRIVATEISLANDSONLINE.COM/ISLANDS/MAOSANON-ISLAND



NISSOS MAKRI

EUR 13,500,000 | GREECE, EUROPE | 245 ACRES

The unique 245-acre Nissos Makri is located in the Ionian Sea, in the region of the Echinades, very close to the mouth of the Acheloos River and the islands Ithaca, Kefalonia, Zante and Lefkada. The Echinades are a group of islands in the Ionian Sea off the coast of Acarnania, Greece.

Six of the islands were recently purchased by Sheikh Hamad bin Khalifa al-Thani, the emir of Qatar. Skorpios Island, previously owned by Aristotle Onassis was recently bought by the Russian oligarch Dmitry Rybolovlev. In 1920, the British described Makri as having the finest natural harbor in Asia Minor and was also noted by the British for its forests.

The island has a stunning seashore with a 7,280 meter perimeter. It has the most mature planning status among the private Greek islands having been granted special building permissions. When fully developed, it could house 5 star hotel suites and luxurious villas.

ALEXANDROS MOULAS | A.MOULAS@SAVILLS.GR | 30 694 454 5660



LOWER BIRCH ISLANDS

USD 1,595,000 | MAINE, UNITED STATES | 31.1 ACRES

With protected anchorage and pier on the inland side and open ocean views on the south, Lower Birch Islands are a scarce combination to find along the Maine Coast.

Located just 50 minutes from Bangor, the Lower Birch Islands are a larger 23.6-acre island and a smaller 4.4-acre island. Both are covered with trees, have rocky shorelines and are surrounded by deep water with the exception of the rock, gravel and sandy bar connecting the two islands. The large island has a 3 bedroom 1,872-square-foot southern view home at 60 feet above sea level, 1 small beach, 2 outbuildings, solar power, well and septic system. The small island has a building permit for a 4 bedroom home on top of the 35-foot rise in the center with 180-degree views.

The island comes with a 3.1-acre parcel of land with 400 feet of frontage one mile away on the mainland and boat.

GLENN JACKSON | GLENN@GLENNJACKSON.COM | 207 942 7447

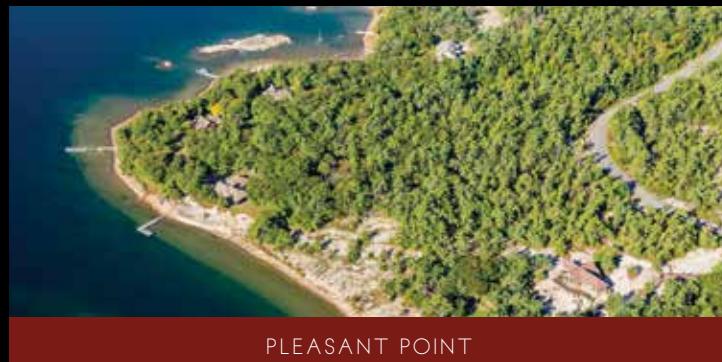


BIGWOOD ISLAND

CAD 6,200,000 | ONTARIO, CANADA | 36 ACRES

Positioned at the mouth of Byng Inlet and surrounded almost entirely by Crown land, Bigwood is a magnificent 5 cottage island featuring lush white pine forests, smoothly sloping granite and breathtaking western views of iconic Georgian Bay.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



PLEASANT POINT

CAD 2,250,000 | ONTARIO, CANADA | 3.03 ACRES

Located on Georgian Bay just minutes from Killbear Marina lies a beautifully designed, meticulously constructed custom built cottage completed in 2007. Having road and boat access and 4-season usage make this a highly desirable property.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



YACHT CLUB ISLAND, LAKE OF THE WOODS

CAD 1,495,000 | ONTARIO, CANADA | 2 ACRES

Perfectly located for four-season access, with expansive views and seclusion south of Coney Island. Nicely treed, with 1,600 sq. ft. main cottage, guest cabin, boat house and double slip boat port with electric boat lifts. Minutes from Yacht Club amenities, golf course docks, and bait shops.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



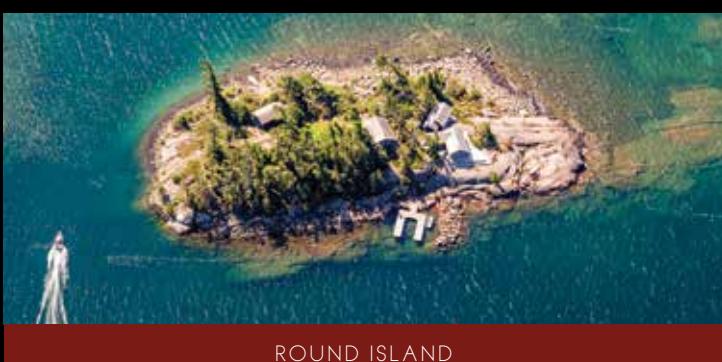
CARMICHAEL ISLAND, LAKE OF THE WOODS

CAD 2,100,000 | ONTARIO, CANADA | 13 ACRES

Rare virgin island in Kenora, featuring 3200 ft. of shoreline, small sand beach and three inlet bays. Low to medium/high profiles allow for recreational facilities and walking trails. Big water for sailing and fishing with 4 season access.

Available electricity, internet and phonelines. 10 min boat ride.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323

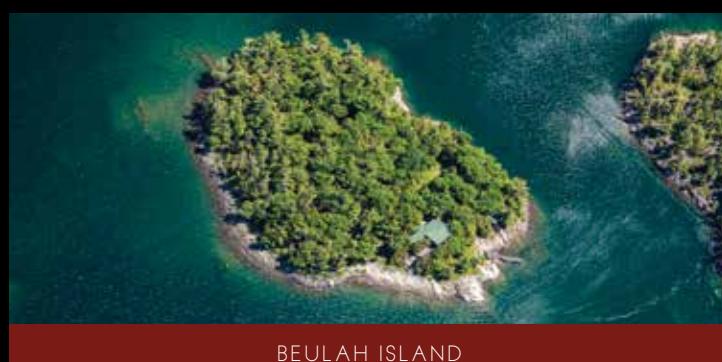


ROUND ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 1.5 ACRES

A turnkey island property in the heart of Sans Souci is perfectly positioned with breathtaking views. This island offers a Main Cottage, Master Cottage and two bedroom Guest Cottage all recently, meticulously constructed by a well known builder.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

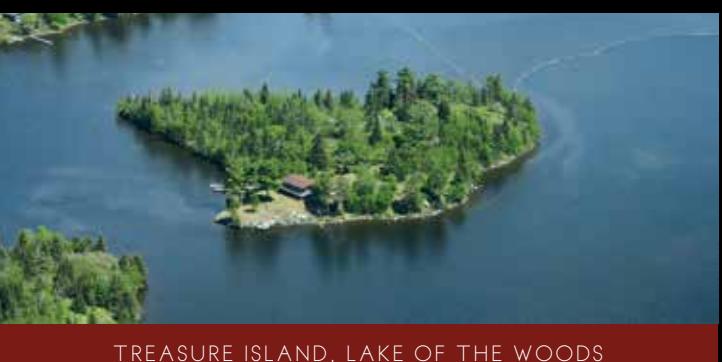


BEULAH ISLAND

CAD 1,260,000 | ONTARIO, CANADA | 2.5 ACRES

With superb open water views to the west and northwest from a sheltered harbour in the much sought after community of San Souci on Georgian Bay, this island features a multi-leveled 2 bedroom cottage, single bedroom bunkie, and dry boathouse.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



TREASURE ISLAND, LAKE OF THE WOODS

CAD 900,000 | ONTARIO, CANADA | 2.18 ACRES

Seconds from the mainland in Norman Bay, this island has total shoreline frontage of approximately 2,700 feet and is comprised of two parcels (2.18 acres and 2.58 acres) that can be titled separately if desired. Famous Coney Island public beach is across the channel and the Safeway has boat docks.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323

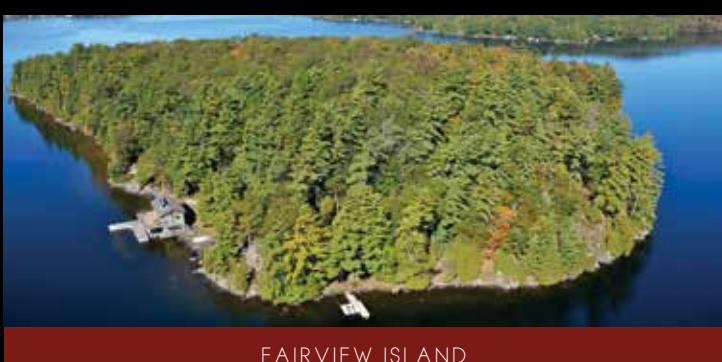


SHORE ISLAND, LAKE OF THE WOODS

CAD 795,000 | ONTARIO, CANADA | 2.29 ACRES

With stunning southern vistas, this island has a low profile, 1,226 ft. of frontage and level, nicely manicured terrain. The triple stall boathouse has living quarters, a skeet launcher, and docks to moor a floatplane. The log cottage is cozy with modern amenities. Fishing is excellent, especially walleye.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323

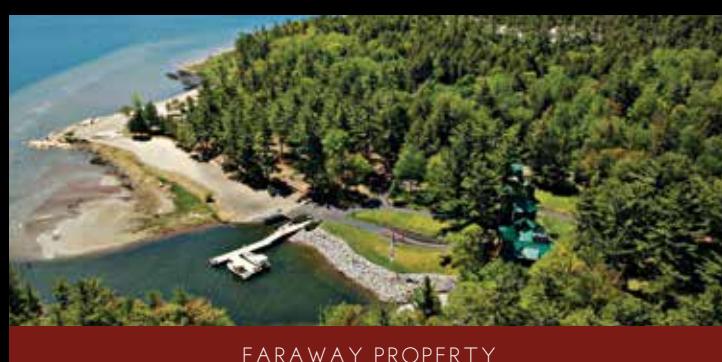


FAIRVIEW ISLAND

CAD 5,688,000 | ONTARIO, CANADA | 20 ACRES

This 20 acre private island located on Lake of Bays in Muskoka boasts panoramic long lake views, private beach, 3 bedroom boathouse, deep water access, parking for 5 boats, a majestic forest and its own private mainland access point.

Max Hahne | mhahne@sothebysrealty.ca | 705 441 5800

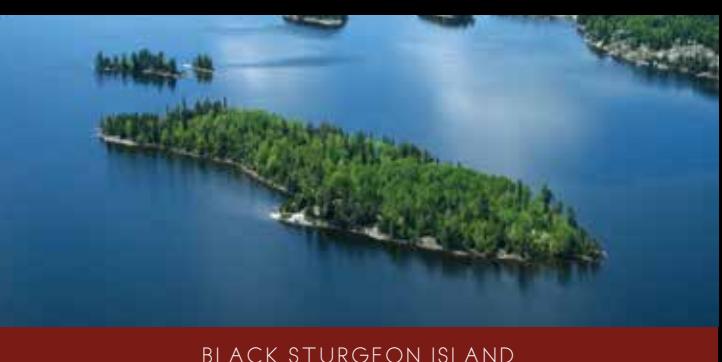


FARAWAY PROPERTY

CAD 7,850,000 | ONTARIO, CANADA | 50 ACRES

Near Killarney on a pristine swath of Georgian Bay shoreline is a cozy 4 season getaway with every modern convenience. It features lush forest and maple bush, approx. 3000 ft. of water frontage, and a surrounding necklace of protected Crown land.

Kelly Coulter | kellycoulter@sympatico.ca | 705 765 6878

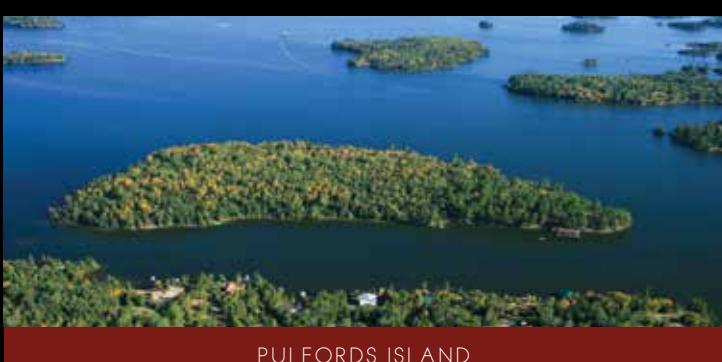


BLACK STURGEON ISLAND

CAD 695,000 | ONTARIO, CANADA | 10.93 ACRES

Approximately 10.93 acres with 3,350 feet of shoreline. Nicely treed with a sheltered cove on the south end of the island. 936 sq. ft. cabin in good condition with recent upgrades, bunkhouse, docks and storage shed. Five minute boat ride from nearest landing.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



PULFORDS ISLAND

CAD 275,000- 325,000 | ONTARIO, CANADA | 2+ ACRES

Island lots minutes from mainland marinas and Lake of the Woods Royal Yacht Club. These new lakefront lots have 2+ acres of titled lands with frontages of 250 to 500 feet, sandy beaches and various points and coves. Enjoy views in all directions. Includes hydro, telephone & hi-speed internet.

Duncan Carmichael | carmichaelrealestate@lakeofthewoods.net | 807 467 2323



DUBEAU ISLAND

CAD 745,000 | ONTARIO, CANADA | 1.78 ACRES

This beautiful granite property perfectly located near Jones Light-house has a 1340 ft. shoreline including a small sandy beach with the rest of the island being Crown land. It features a 2 bedroom cottage, Boat Shop (with bedroom) and recent Guest cabin.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



KAWIGAMOG LAKE ISLAND

CAD 375,000 | ONTARIO, CANADA | 2+ ACRES

This island is located in Lake Kawigamog on the Pickerel River Lake system. This first time offering includes the original 2 bedroom cottage with many upgrades, electricity and telephone, guest cabin, shed and excellent fishing.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



PRAIA DO ALGODÃO

PRICE UPON REQUEST | RIO DE JANEIRO, BRAZIL | 29 ACRES

A peninsula bordering Brazil's thriving Atlantic Forest, offering a 7,333 sq. ft. main house, infinity pool, six bungalows, saunas and a glass wall overlooking the water. Accessed via helicopter from SJTE, 45 minutes from Rio, or by boat.

Marcelo Iacovone | iacovone@terra.com.br | 55 11 30713327

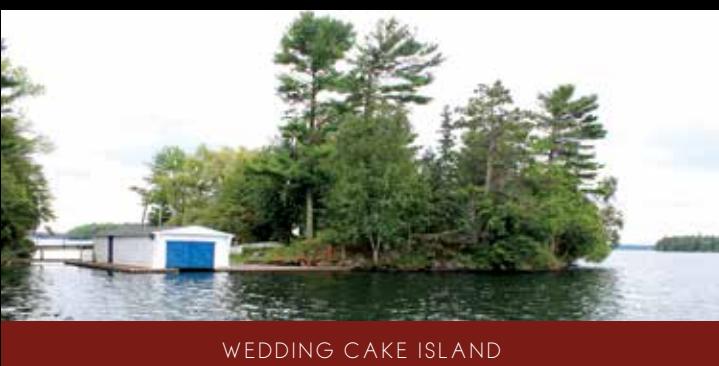


SANDY CAY

USD 3,500,000 | BAHAMAS, CARIBBEAN | 2.956 ACRES

Known as the 'Most Photographed Island in the World', this gorgeous 3 acre island served as the backdrop for Gilligan's Island. It's proximity to Nassau, Paradise Island, Rose Island and a living coral reef make this a highly desirable island.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WEDDING CAKE ISLAND

CAD 525,000 | ONTARIO, CANADA | 1.23 ACRES

Sitting on the Rideau System - a UNESCO World Heritage Site - and a 1.5 hour drive to Ottawa, this property comes complete with a landmark 3-tiered cottage, mainland parking for guests, boathouse, docks, storage sheds, fire-pit, and hiking trail.

Lesley Macdonald | lmacdonald@bowesandcocks.com | 613 273 3187

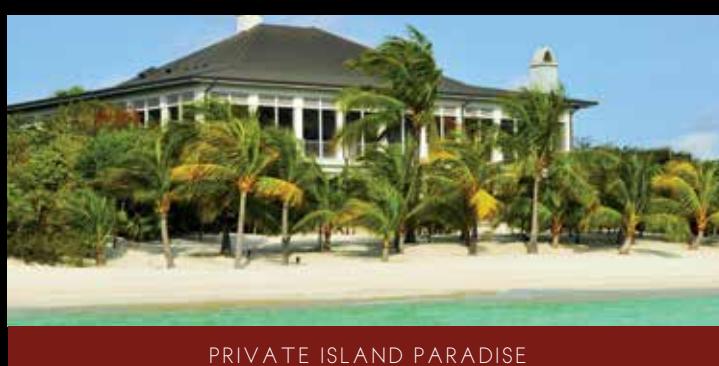


LITTLE BEAUSOLEIL ISLAND

CAD 590,000 | ONTARIO, CANADA | 6 ACRES

Only a 1.5 hour drive from downtown Toronto in Honey Harbour on Georgian Bay, this island boasts a recently built 3 bedroom, 3 bathroom house facing southwest to Beausoleil National Park, 4 large pink granite rock areas and white sandy beaches nearby.

Max Hahne | mhahne@sothebysrealty.ca | 705 441 5800

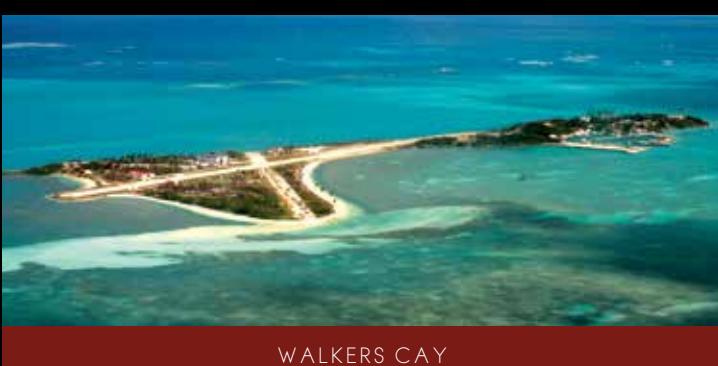


PRIVATE ISLAND PARADISE

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 38 ACRES

In the heart of the Exuma chain sits a most luxurious private resort featuring a main house, guest cottages, Harbour House, Manor House, stone chapel, spa, gym, infinity pool, docks, boats, golf carts and floatplane. This island will steal your heart.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284

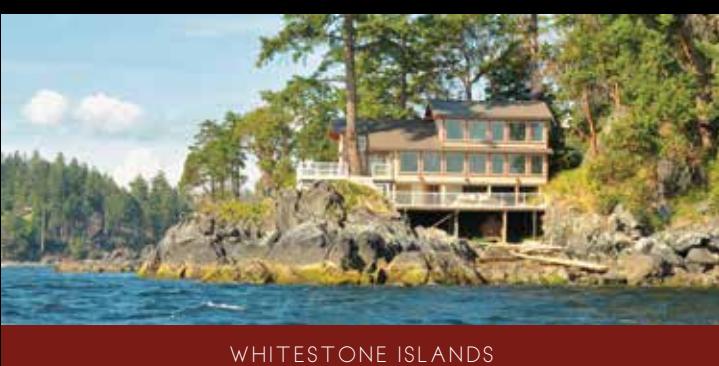


WALKERS CAY

USD 19,000,000 | BAHAMAS, CARIBBEAN | 58 ACRES

Situated in the Abaco Islands, this legendary fishing resort known worldwide as the premier deep-sea fishing location has a 2,800-ft airstrip, state of the art electric generating facility, a marina and approvals in place for an upscale development.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



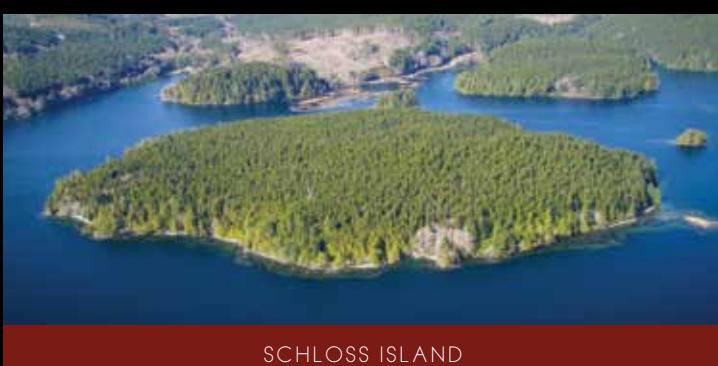
WHITESTONE ISLANDS

CAD 5,000,000 | BRITISH COLUMBIA, CANADA | 10 ACRES

3 islands and 4 acres on the mainland with mooring for boats up to 200 m. A 6 acre island with newly renovated 3,200 sq ft luxury home overhanging the ocean with municipal power and water.

The 2 smaller islands are 0.5 acres and 2,000 sq ft in size.

Nicole Forsythe | nforsythe@jafferinc.com | 780 289 3722



SCHLOSS ISLAND

CAD 987,000 | BRITISH COLUMBIA, CANADA | 82 ACRES

A lush island situated in Koprino Harbour, Quatsino Sound features 7100 ft. of waterfront including low banks and beaches, a high point of 200 ft., 2 fresh springs, rich hemlock forest and abundant wildlife. A pure and untouched part of BC wilderness.

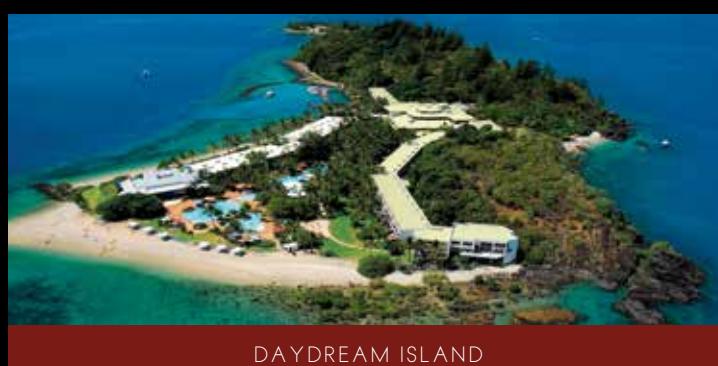
Ed Handja | Personal Real Estate Corporation
edhandja@bcceanfront.com | 250 287 2000 | 250 287 0011

TREASURE COVE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA

A futuristic vision of eco-tourism minutes from Belize, Treasure Island will bring travelers culture and nature combined. Massive aquariums, a Seahorse Sanctuary, bungalows, beach villas, and a cruise ship dock are all part of the resort-to-be.

Irene Whiteside | irene@treasurecovebelize.net | 469 777 8227



DAYDREAM ISLAND

PRICE UPON REQUEST | QUEENSLAND, AUSTRALIA | 45.7

Located near the Great Barrier Reef, this island boasts a 296-room luxury resort, spa, 74 staff rooms, a marina, and an impressive owner's residence. Easy access to multiple mainland ports as well as mainland electricity and water are an added bonus.

Richard Vanhoff | vanhoff@ozemail.com.au | 0415 107 515



CAPTAIN WILLY'S CAYE

USD 549,000 | BELIZE, CENTRAL AMERICA | 2.5 ACRES

Captain Willy's Caye is surrounded by the crystal clear waters of the Caribbean Sea where fish abound all around. This 2.5-acre caye is just an 8.5 mile boat ride to Belize City on easily navigable route and less than 2 miles away from the Barrier Reef.

There is docking for two 60+ foot boats as well as a 100-foot pier with a thatched roof palapa at the end for relaxation over the water. The main thatched 2400-square-foot building is linked to a smaller islet which houses an octagonal, thatched recreational environment by a soon to be completed suspension bridge.

There is a perfect westward facing beach on the lee side of the island for swimming, and from this vantage point, Belize City is visible. Star gaze at night, watch sunrise and sunsets, and enjoy unpolluted air and water.

JOHN ESTEPHAN | EMERALDBELIZE2006@YAHOO.COM



PEROT'S ISLAND

USD 15,000,000 | BERMUDA, CARIBBEAN | 8.16 ACRES

The spectacular 8.16 acre fully landscaped Perot's Island is located on sparkling Riddell's Bay. The great Bermudian stone manor house and property are at once charming and expansive. This enchanted isle is perfect for the active lifestyle enthusiast or those who want to enjoy quiet serenity.

The 13,500-square-foot main residence boasts many desirous features including a majestic 30 square foot drawing room with 18-foot ceilings, upper level balcony, fireplace and French doors onto a terrace, cedar library, formal and informal dining rooms with garden view, 7 bedrooms - each with en-suite, 2 powder rooms and staff quarters.

Amenities include 2 pools, tiered fountain, pool deck with BBQ, 2 bed pool pavilion, tennis court, walking track, private beach with jetty, boathouse with apartment, 3 boat slips, 2 registered moorings, chapel, greenhouse, 200,000 gallon water tank and more. The mainland has parking for 6 cars and a sheltered dock. A unique opportunity.

BUDDY REGO | BREGO@REGOSIR.COM | 441 292 3921



OHANA

PRICE UPON REQUEST | FLORIDA, UNITED STATES | 2.57 ACRES

Magnificently poised on 2.57 pristine acres on the Gulf of Mexico, you'll find Ohana, a tropical hideaway inspired by the spirit of coastal South Africa and southern Indonesia. This rare retreat is composed of an enclave of organic structures extending to meet the Gulf with a hardened seawall, preserving privacy while ensuring shore protection.

The residence offers 3 pavilions reminiscent of a Balinese luxury resort, providing space for extended family to enjoy the incredible living areas, and for guests to discover their stunning private beach house. The main residence has natural Hemingway coral stone courtyards and walkways which lead to outdoor living areas, brimming with exotic palms and native plants.

There is a private tennis court, a free-form pool with elevated spa and a grand palm thatched canopy for al-fresco dining. Take a few steps toward the shore to miles of white sandy beach, where days are beautifully-spent soaking up the Florida sun.

DEBORAH BEACHAM | DEBORAHBEACHAM@MICHAELSAUNDERS.COM | 941 376 2688



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